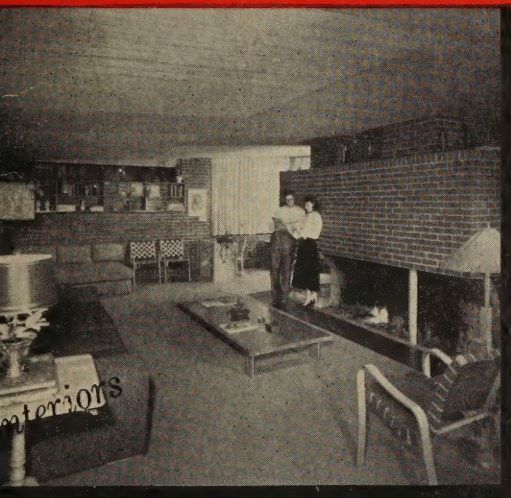
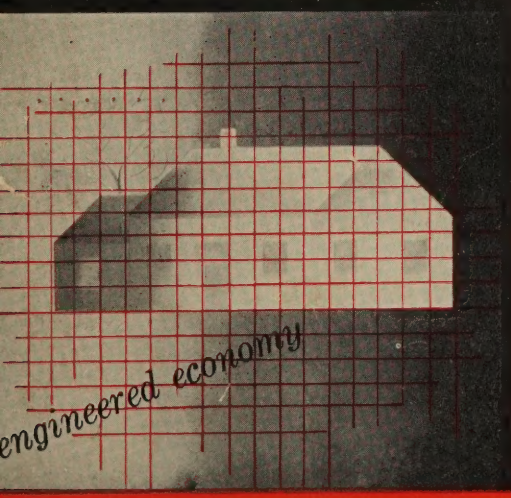
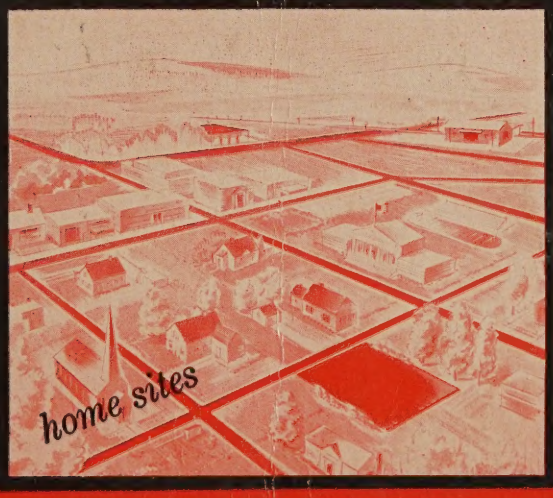
MODERN BRICK HOMES

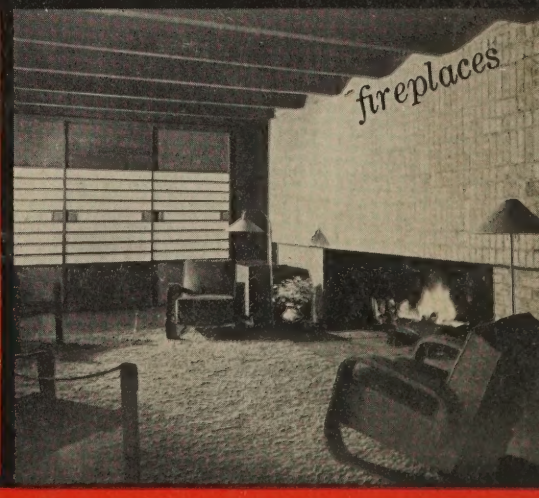
50¢
ANC

20 labor-saving, cost-reducing house plans









. . . engineered for economy

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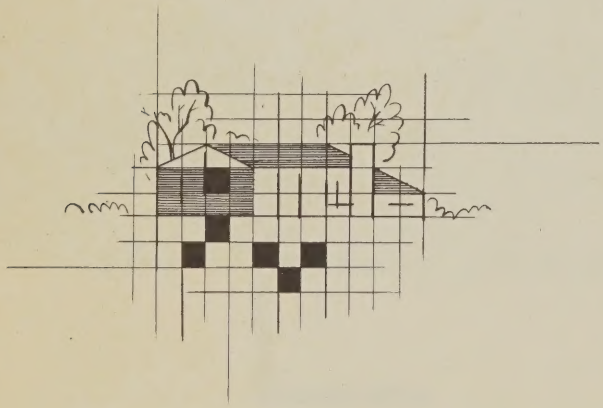
MODERN BRICK HOMES



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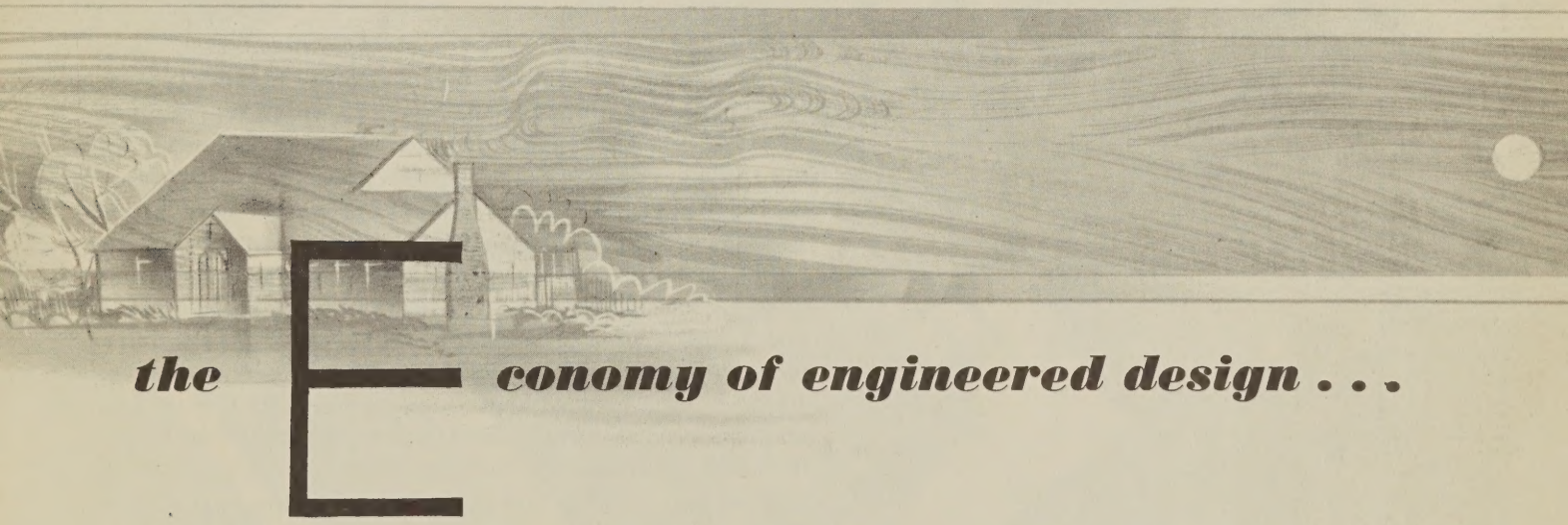
the Beauty of brick . . .

Today thousands of Americans are planning to build a home . . . their dream home . . . a home of distinctive beauty designed to meet specific family requirements . . . a home that is economically sound to build yet free from the monotony of mass production . . . a home that combines the best in modern architecture with the beauty and fire-safe protection of brick and tile construction . . . a home of deep rooted security and happiness.



the Economy of engineered design . . .

The designs presented in this book offer materialization for those dreams . . . they are realities. They evidence the finest in small home planning and construction. Each of these newly developed home plans combines modern design, efficient room planning and the beauty of brick with the economies of engineered construction. Your dreams come true . . . a modern brick home.

MODERN HOMES

interiors

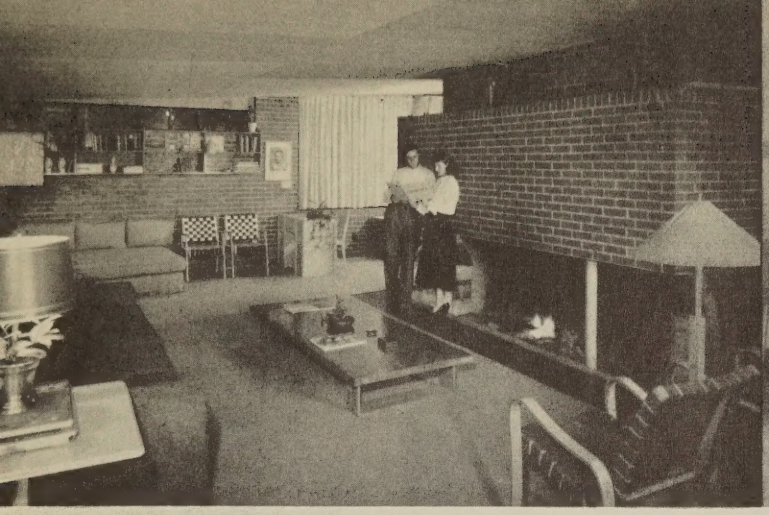
Smart, distinctive, and unusually striking decorative effects are being achieved in the modern home by the ever increasing utilization of the natural beauty of basic building materials. To produce these results home designers are making free use of the beautiful natural colors and surface textures of brick for exposed masonry interior walls and using highly polished natural finished lumber as a companion material. These modern interior wall finishes not only substantially reduce the initial cost of construction by eliminating the need for plastering, but effect long term economy by cutting to practically nil the interior maintenance costs during the years of home ownership.

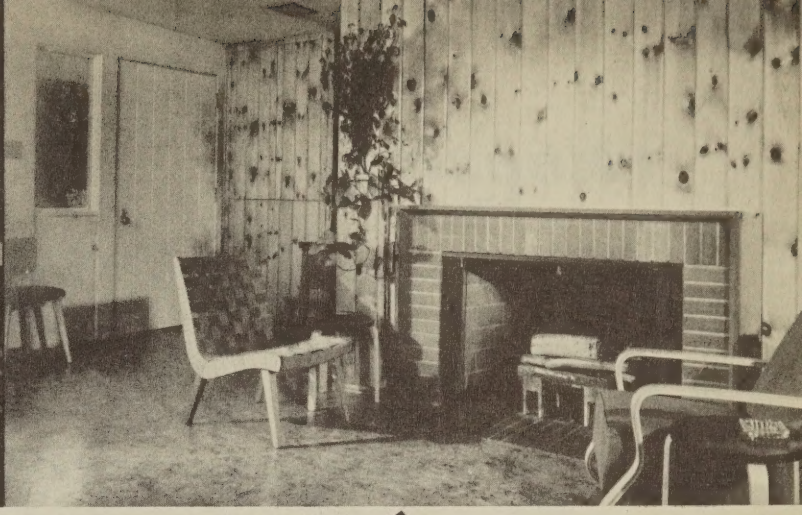
efficient room planning

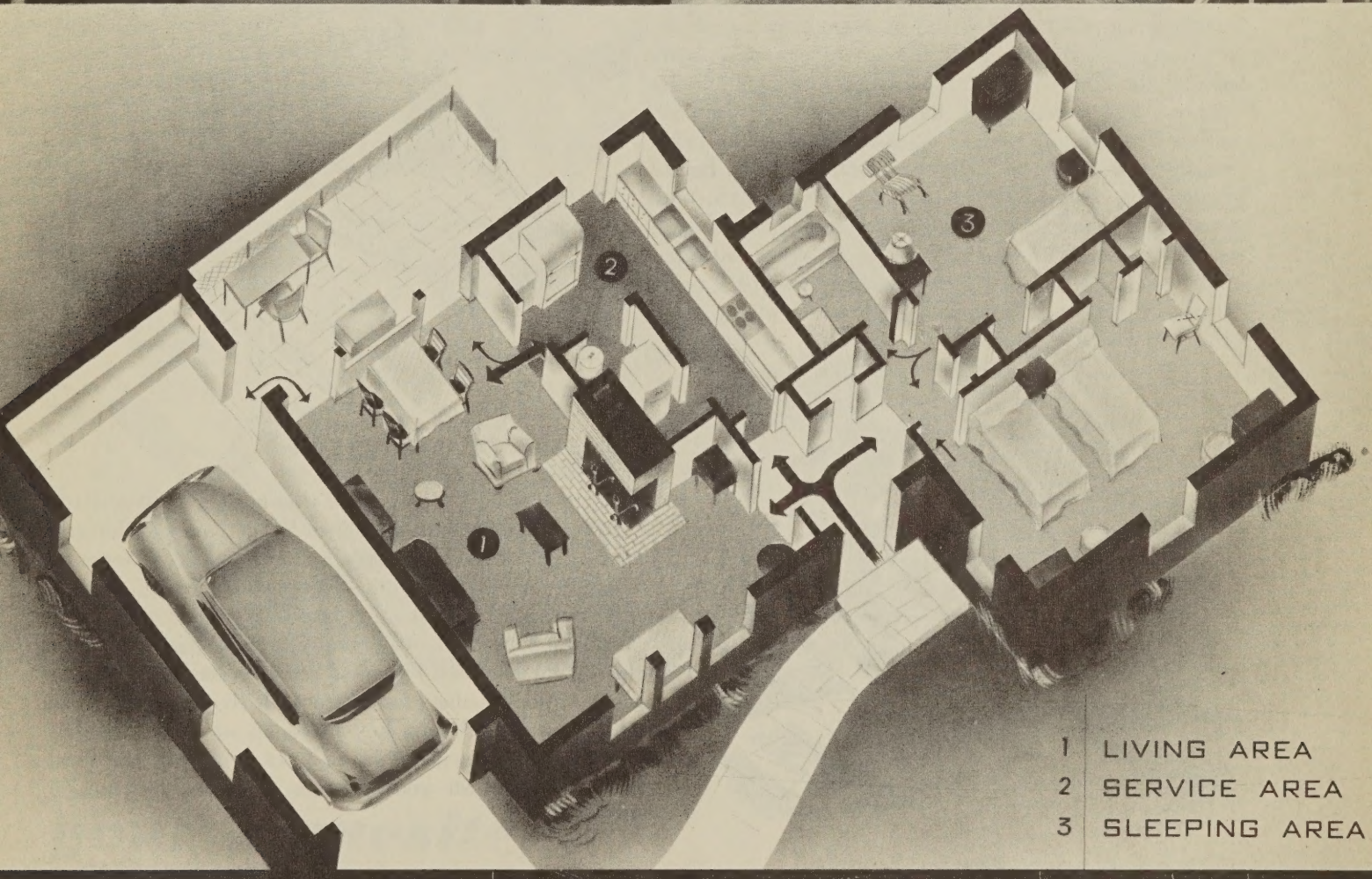
The modern home is, in effect, a carefully designed machine with every inch of available floor space put to work so that the everyday routine of living functions with a minimum of effort. The modern home designer systematically arranges the three prime living areas so that each can perform as a unit and eliminates costly unused and wasted floor space. Efficient room planning answers the three much sought requirements of value-conscious home owners: privacy and quiet for the sleeping area, easy interior and exterior access to and from the service unit, and minimized traffic in the living area. Planned entrances simplify housekeeping by channeling traffic to each area without tracking dirt from one unit to another. The rewards of efficient room planning are increased livability, increased comfort, an easier-to-keep-clean home and reduced building costs by eliminating the construction of unproductive and useless floor areas.

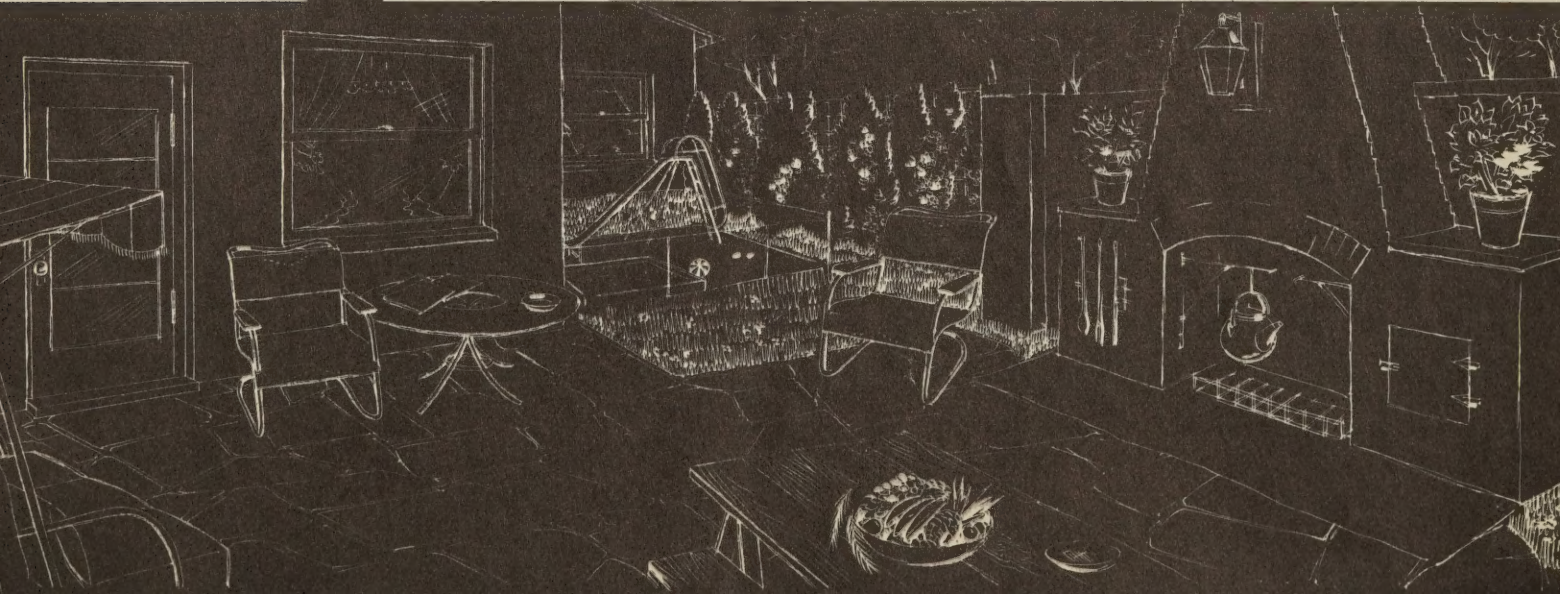
outdoor living

More than ever before home builders are developing homesites to emphasize the aspects of outdoor living. Well organized and carefully arranged facilities to increase outdoor livability reflect the same careful planning that produces efficient modern interiors. A well developed outdoor design provides for a planned play space apart from the cultivated garden area and an easily accessible space for relaxation or recreation. Space permitting, barbeque pits or outdoor fireplaces provide for picnic style social gatherings. By arranging a border of planting screens around the outdoor area a sense of privacy is given to the modern home's other "room". . . the outdoor living area.






1 LIVING AREA
2 SERVICE AREA
3 SLEEPING AREA



choosing your plan

YOUR FAMILY REQUIREMENTS

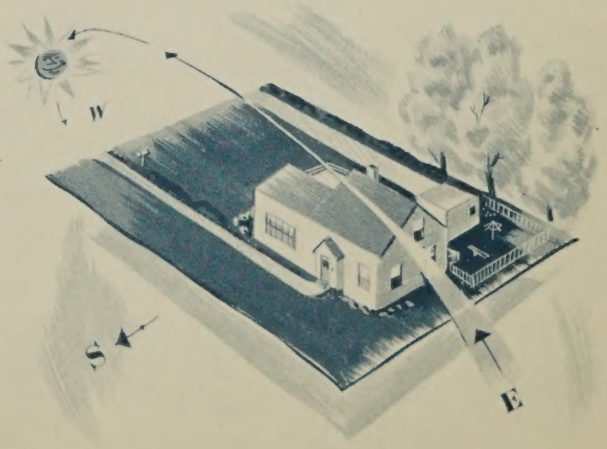
Selecting the right plan is the all-important initial step in planning your new home. To assure maximum satisfaction, the family's space requirements, mode of living, hobbies, and recreational habits should be carefully analyzed before any plan is selected. Space is the prime consideration, but the wise prospective home builder studies what other facilities the plan offers to meet his specific demands. Play space for children, room arrangement for formal or informal social activities, adequate storage space for unusual hobby equipment and the possibilities for future expansion, are but a few of the many other aspects to consider.

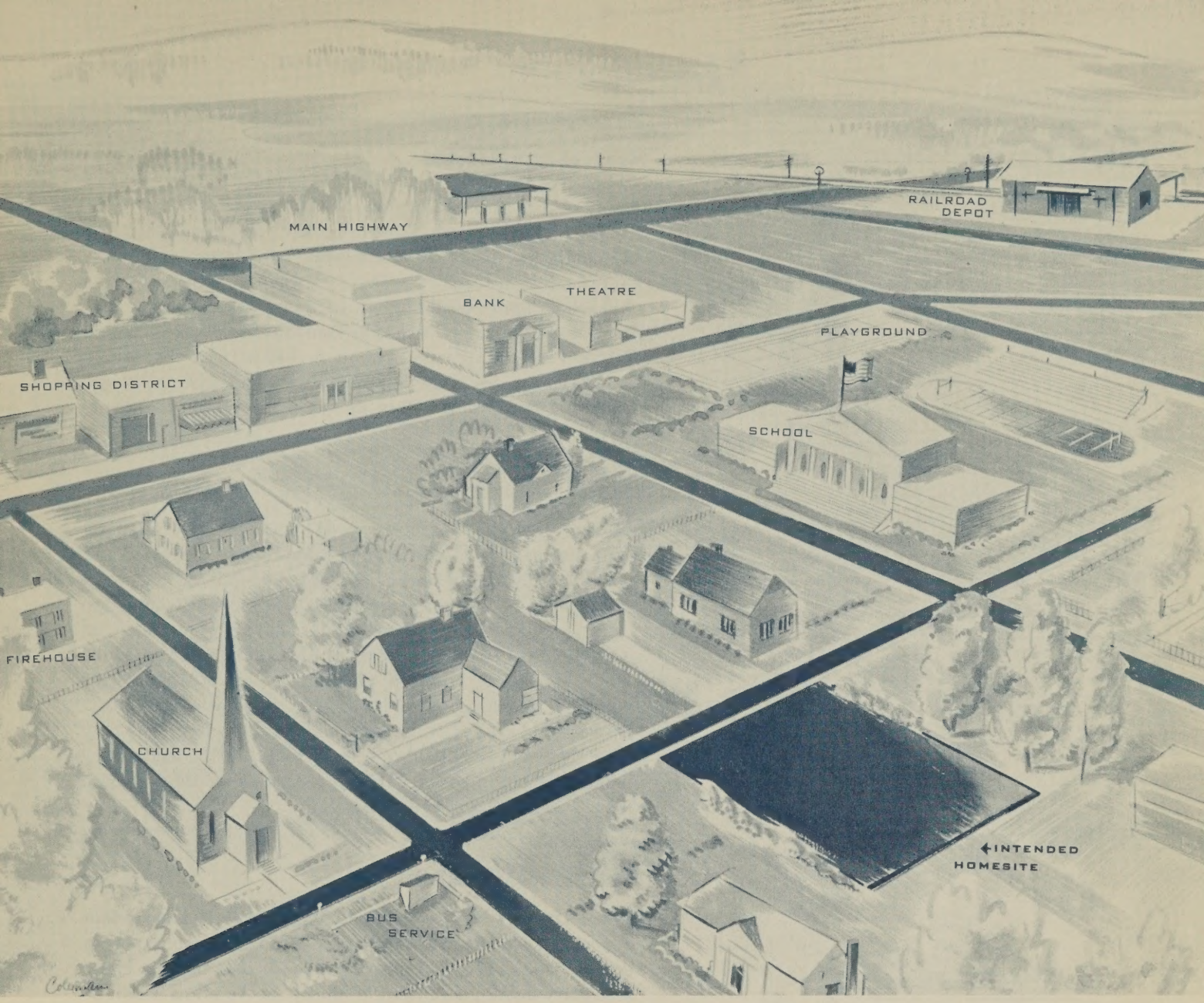
HOME KIT PLANNING

To help you better determine whether the plan selected meets your demands and fits your budget, a home planning kit for each of the home designs shown has been prepared. These home planning aids contain a sheet of cut-out furniture, scaled to fit an enlarged, easy-to-read, simplified floor plan. You can actually arrange and re-arrange the furniture in each room and readily visualize the possibilities the plan offers for comfortable living. A list of the total amounts of such key materials as brick, cement, and lumber is included in each kit, enabling the local builder to furnish you with an accurate construction estimate.

ORIENTATION

To enjoy the maximum efficiency incorporated into each of the home designs in this book, it is wise to have the intended homesite in mind before selecting your plan. Many factors must be given careful consideration in planning the positioning of the house on the plot. A few of the more important aspects to consider are geographic location, direction of prevailing winds, various room exposures, slope of natural grade, surrounding architectural home styles and the possible use of the available space for increased outdoor living facilities. The building plans for all the home designs are available either as shown or in reverse.



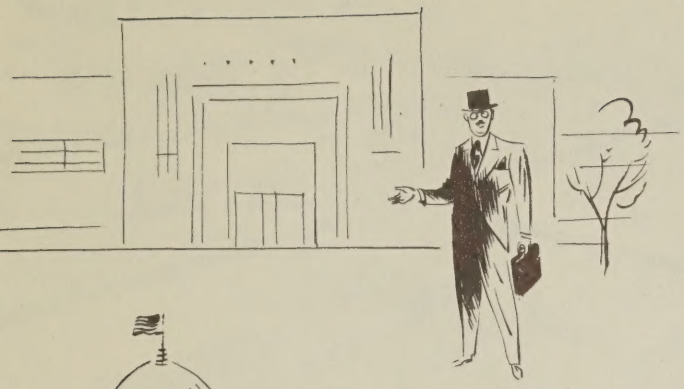


your homesite

The future safety of the financial investment your new home represents and the social environment your family will enjoy, is largely dependent upon the careful consideration you give to the selection of your future homesite. A well-chosen site enjoys ready access to a majority of the many facilities that ease the routine of everyday living. Neighborhood services and conveniences, normally taken for granted, should be carefully investigated since, in new residential developments, they may not be available at all or only scheduled to begin at a future date. Local banks, contractors, and builders are usually aware of the long-range propsects various locales have to offer and it is wise to seek their advice and counsel before making your final selection.

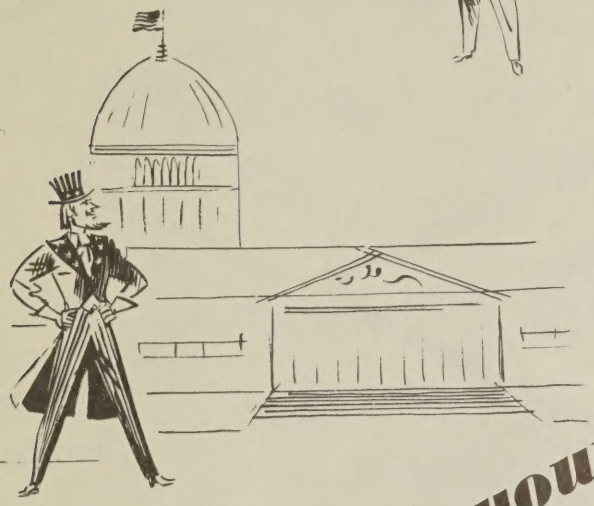
SIX POINT CHECK LIST

- CONVENIENT TRANSPORATION
- SHOPPING DISTRICT
- EDUCATIONAL FACILITIES
- PLAYGROUNDS
- CHURCHES
- AMUSEMENTS



BANK

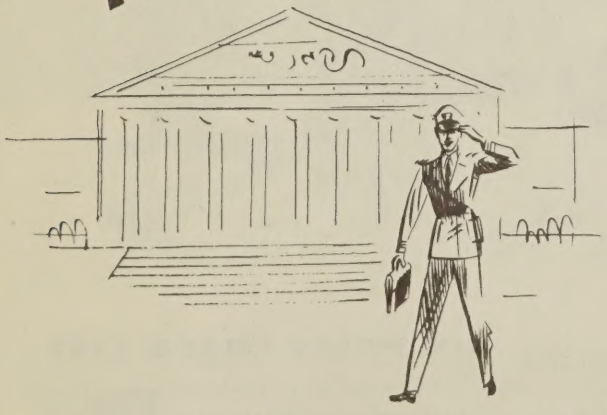
When you have selected your site, chosen your plan and have an accurate construction cost estimate you are ready to discuss with the local bank or building and loan association the necessary financial arrangements for your new home. The lending institution after studying the proposed plans will set an appraisal figure on the home and with the house itself as collateral lend a specified amount usually to be repaid in monthly installments over a period of from twenty to twenty five years. Since appraisals vary it is wise to "shop" several organizations before signing a mortgage loan agreement.



F. H. A.

You are eligible for an FHA insured loan if you have arranged your mortgage loan with an FHA approved institution and your building plans meet local FHA requirements. As a result of FHA insurance protection lending institutions are enabled to increase the amount of the loan up to 80 or 90 percent of the estimated value of the home you are planning. However the specific details of a mortgage loan are completely private agreements between the lending institution and the borrower. It is only after these agreements have been settled that the lender may make application to the FHA for insurance on the proposed loan.

financing your home

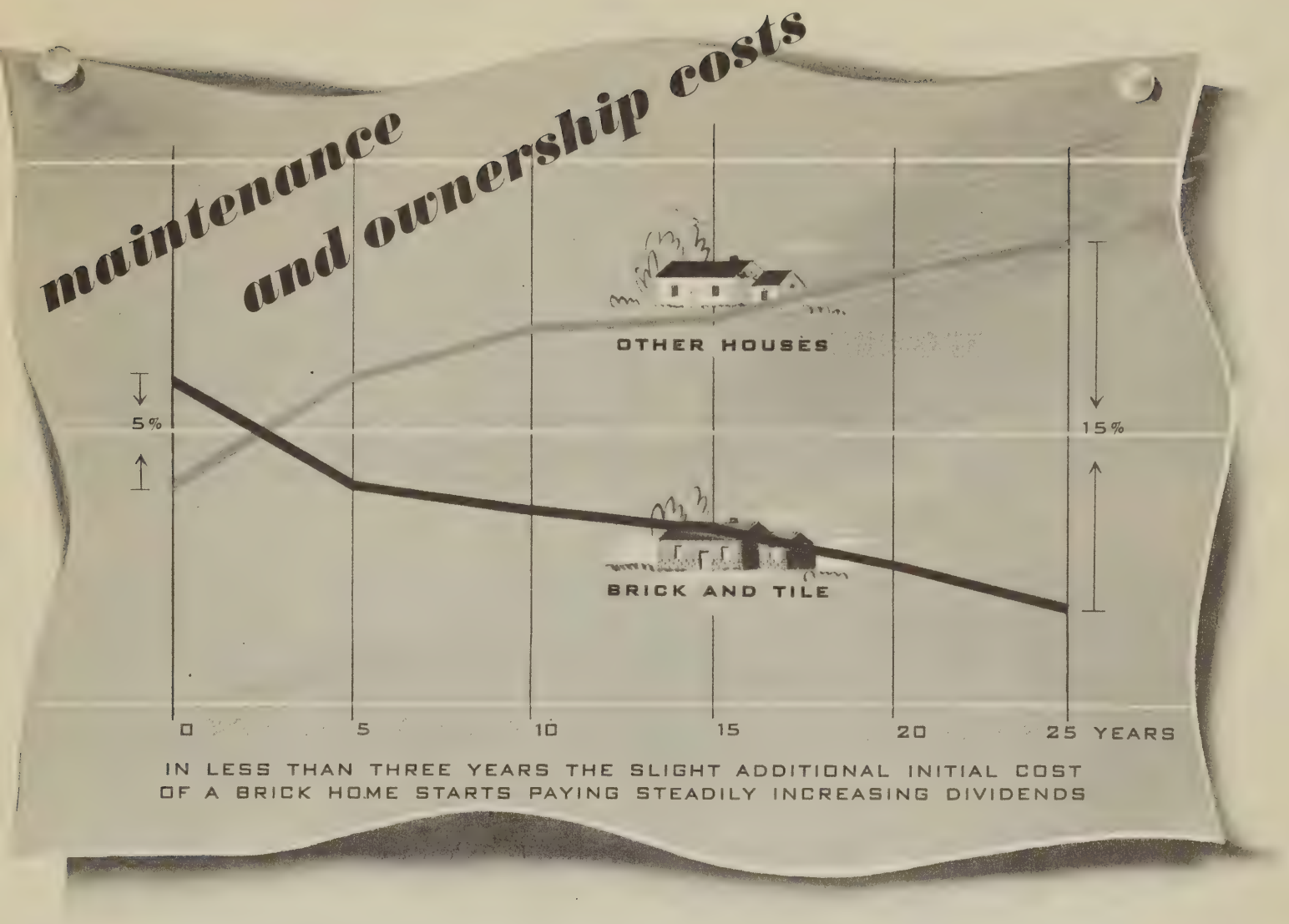


VETERANS

Under the "GI Bill" veterans of World War II may obtain a secondary loan guarantee up to 20 percent (but not to exceed $4000) of the approved cost of construction. These secondary loans, guaranteed in full by the Veterans Administration, are in addition to the regular FHA insurance and may be used in part or in full to cover the difference between the FHA insured mortage loan and the cost of construction. By law the interest rate on the G I guaranteed portion cannot exceed 4 percent.

CONTRACTOR

After the mortgage loan contract has been signed and a builder selected actual construction is ready to begin. For your protection, the agreement between the owner and the builder should be in the form of a signed contract. Such contracts usually incorporate the specification, quality, and installation of all materials to be used in building the house and specify the method and amount of payment due at specific stages as the work progresses. As an added protection a Completion Bond, issued at low cost by most insurance companies, guarantees the owner that his home will be built on time and in accordance with the stipulations of the contract.



PAINTING

. . . the exterior decorating costs of a brick home are the absolute minimum. Since the beauty of brick is everlasting only the window and door trim need periodic painting and attention.

RESALE

. . . to build with brick is to insure the financial investment your home represents. The vast majority of home buyers prefer masonry construction as proven by the countless surveys taken by independent organizations. The superior appearance and condition of a brick home after the passing of the years assures the home owner a more readily marketed home.

TERMITES

. . . burrowing pests are no costly menace to brick home owners. Masonry construction eliminates the need for costly protective measures.

WEATHERPROOFING

. . . the beauty and structural safety of a brick and tile home remains forever. Masonry homes require no costly protective measures against the destructive action of the elements.

FIREPROOF

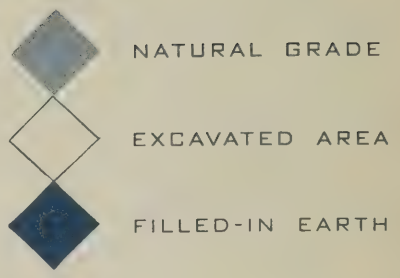
. . . annually fire, the greatest single destroyer of property costs the American home owner millions of dollars. Time tested and proven masonry construction offers maximum protection against the hazard of fire.

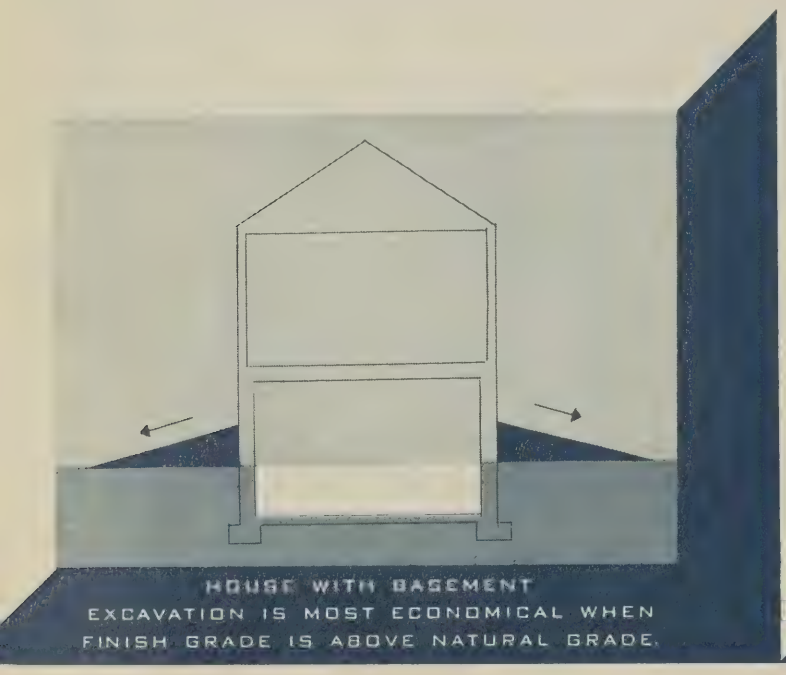
INSURANCE

. . . the premiums on a fire safe brick home are much lower than the rates on homes of less durable materials. Over the years this saving represents a sizable reduction in home ownership costs.

excavation suggestions

Planned excavation coordinated with the design of the plan and the natural grade of the site produces effective landscape beauty at a minumum cost. If the natural slope of the site allows for good drainage, a home designed without a basement, carefully positioned on the lot, enjoys the economy of greatly reduced excavation and grading costs. Excavation costs for homes designed with a basement can be held to a minimum by using the excavated earth to raise the grade immediately around the house. The six illustrations on this page are suggested methods for handling the excavation for several types of houses so that excavation and grading costs are minimized. The subject of coordinating landscaping and excavation should be throughly discussed with the builder before construction begins.



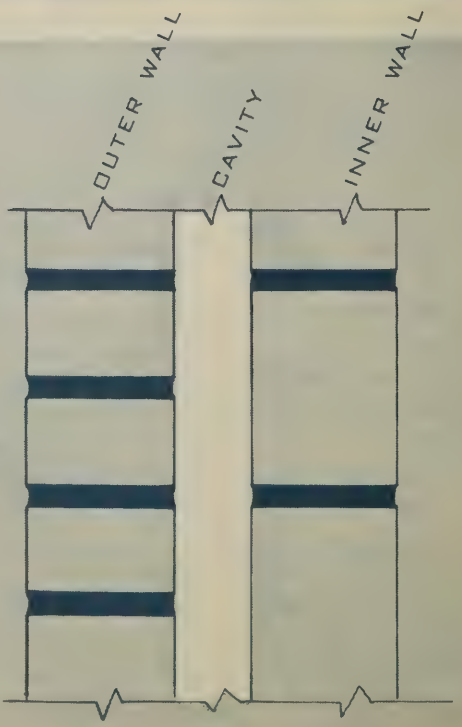

HOUSE WITH BASEMENT
EXCAVATION IS MOST ECONOMICAL WHEN FINISH GRADE IS ABOVE NATURAL GRADE.

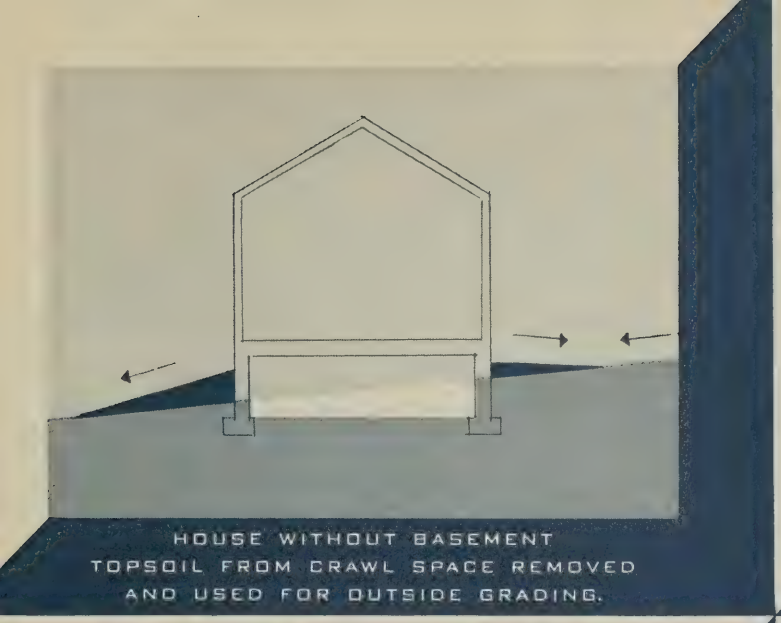
HOUSE WITH BASEMENT
EXCAVATED EARTH USED EFFECTIVELY TO GRADE SLOPING LOT.

structural suggestions

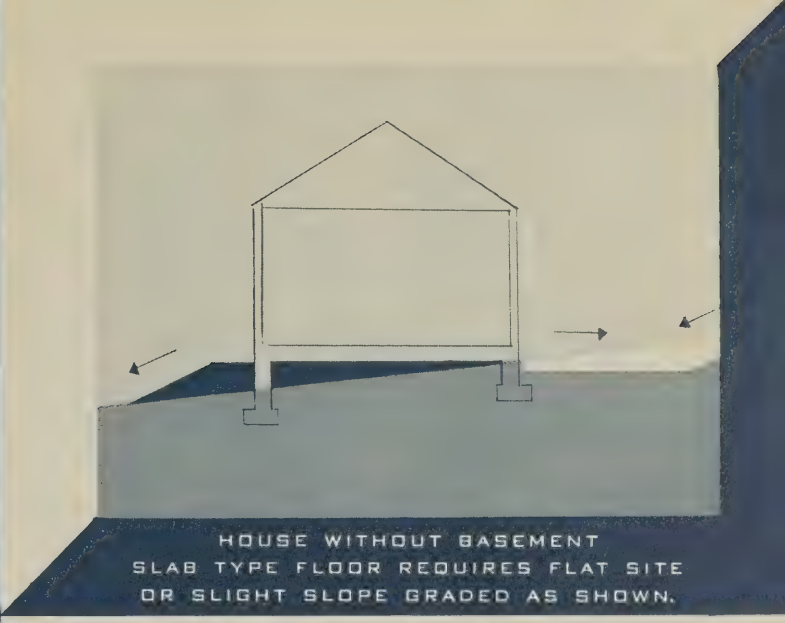
CAVITY WALL CONSTRUCTION

Cavity wall construction, reduced to fundamentals, is simply two separate masonry walls with an air layer, usually two inches wide, between them. The superiority of this wall construction offers the modern home builder economy, flexibility, increased insulating value, and resistance to moisture penetration. The inner wall can be built of either brick or tile, leaving the interior or room surface exposed. This not only is in keeping with the ever-increasing use of exposed masonry interior walls, but eliminates plastering and painting expenses from the original construction costs. All working drawings and plans shown in this book have been developed using this superior method of wall construction.

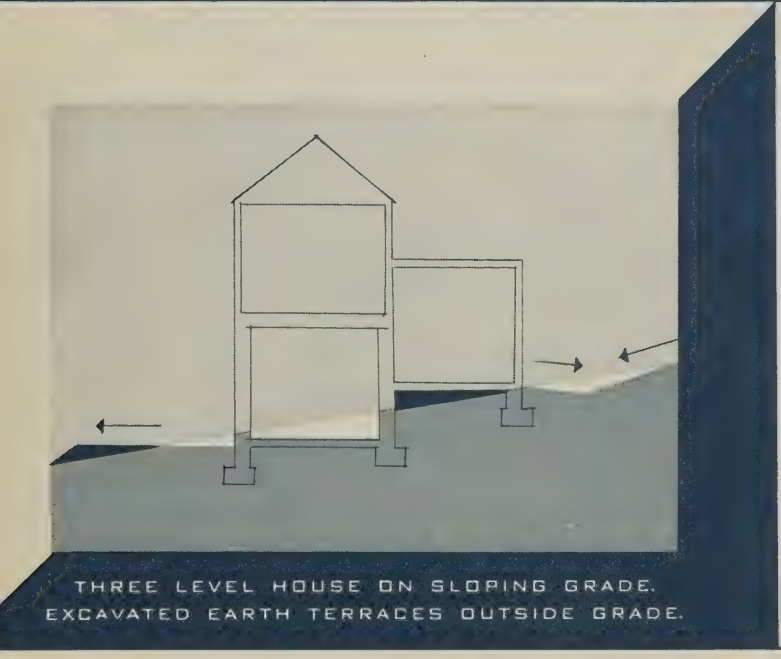




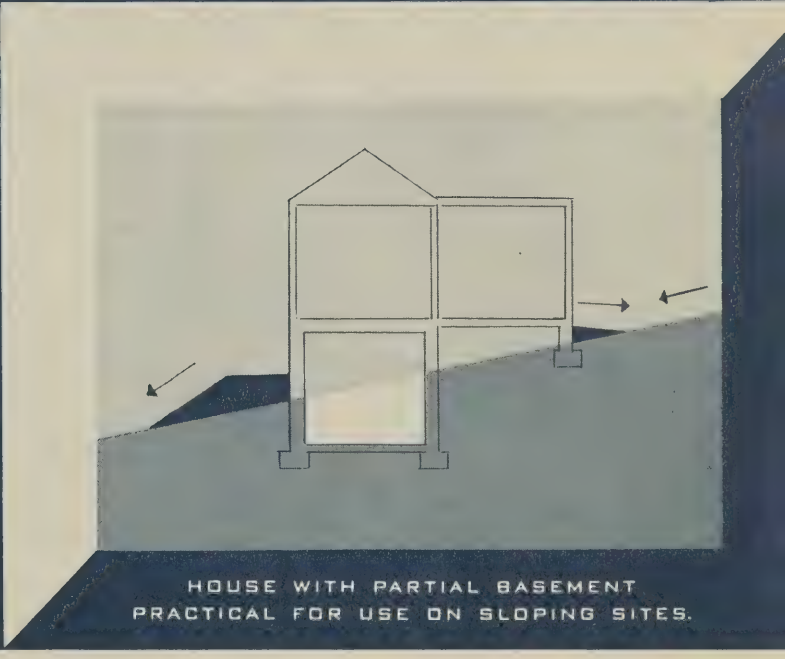
HOUSE WITHOUT BASEMENT
TOPSOIL FROM CRAWL SPACE REMOVED
AND USED FOR OUTSIDE GRADING.



HOUSE WITHOUT BASEMENT
SLAB TYPE FLOOR REQUIRES FLAT SITE
OR SLIGHT SLOPE GRADED AS SHOWN.



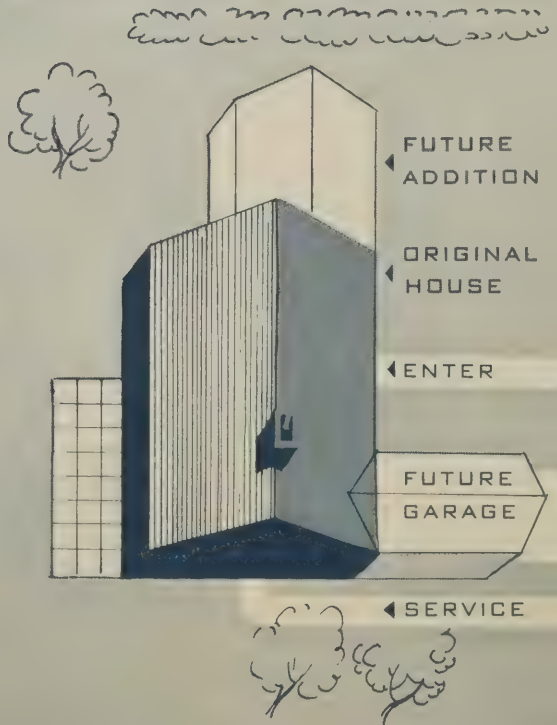
THREE LEVEL HOUSE ON SLOPING GRADE.
EXCAVATED EARTH TERRACES OUTSIDE GRADE.



HOUSE WITH PARTIAL BASEMENT
PRACTICAL FOR USE ON SLOPING SITES.

PLANNING FOR FUTURE EXPANSION

It is possible to build the home of your dreams within a limited budget by selecting a plan that provides adequate space to meet your present requirements and which has been specifically designed for future additions. Future bedroom, porch, or garage additions can be made to this type of house with very little change in the original structure or finish. In positioning such a house on the site, the space required for the planned additions should be considered before the original construction begins so that valuable planting and shrubs will not be destroyed. Plans E-16 and E-17 shown in this book provide for this method of expansion. The homes shown with attached porches and garages can initially be built without these features and they can be added at a later date. Space for future expansion is often provided in the upper floor of a story-and-a-half house as shown in designs E-11 and E-20.



COMPLETE PLANS AND SPECIFICATIONS AVAILABLE

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Use the handy order form on page 56.

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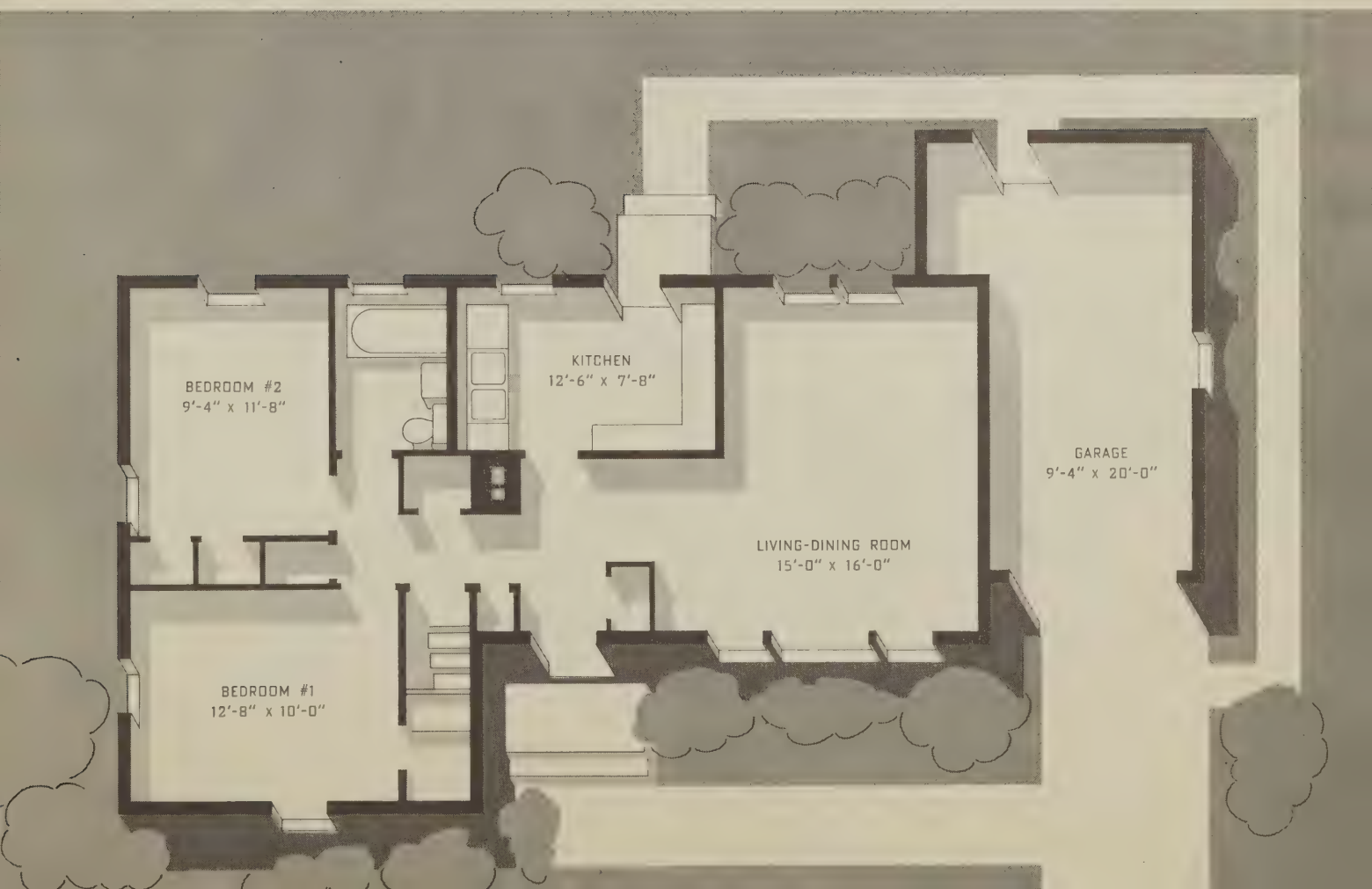
HOME DESIGN **E1**

OVERALL DIMENSIONS: **51'-8" x 32'-6"**

FLOOR AREA: **877 SQ. FT.**

CUBIC CONTENT: **17,950 CU. FT.**



HOME DESIGN

E2

OVERALL DIMENSIONS: **51'-0" x 24'-6"**

FLOOR AREA: **1,048 SQ. FT.**

CUBIC CONTENT: **16,700 CU. FT.**

ESTIMATING COSTS

From the basic dimensions given for each of the home designs your contractor can furnish a preliminary cost estimate. *Floor area* does not include porches or garage.
Cubic content equals the full volume of the house from the underside of the basement floor to the roof and includes porches at one half and garages at two thirds actual volume.

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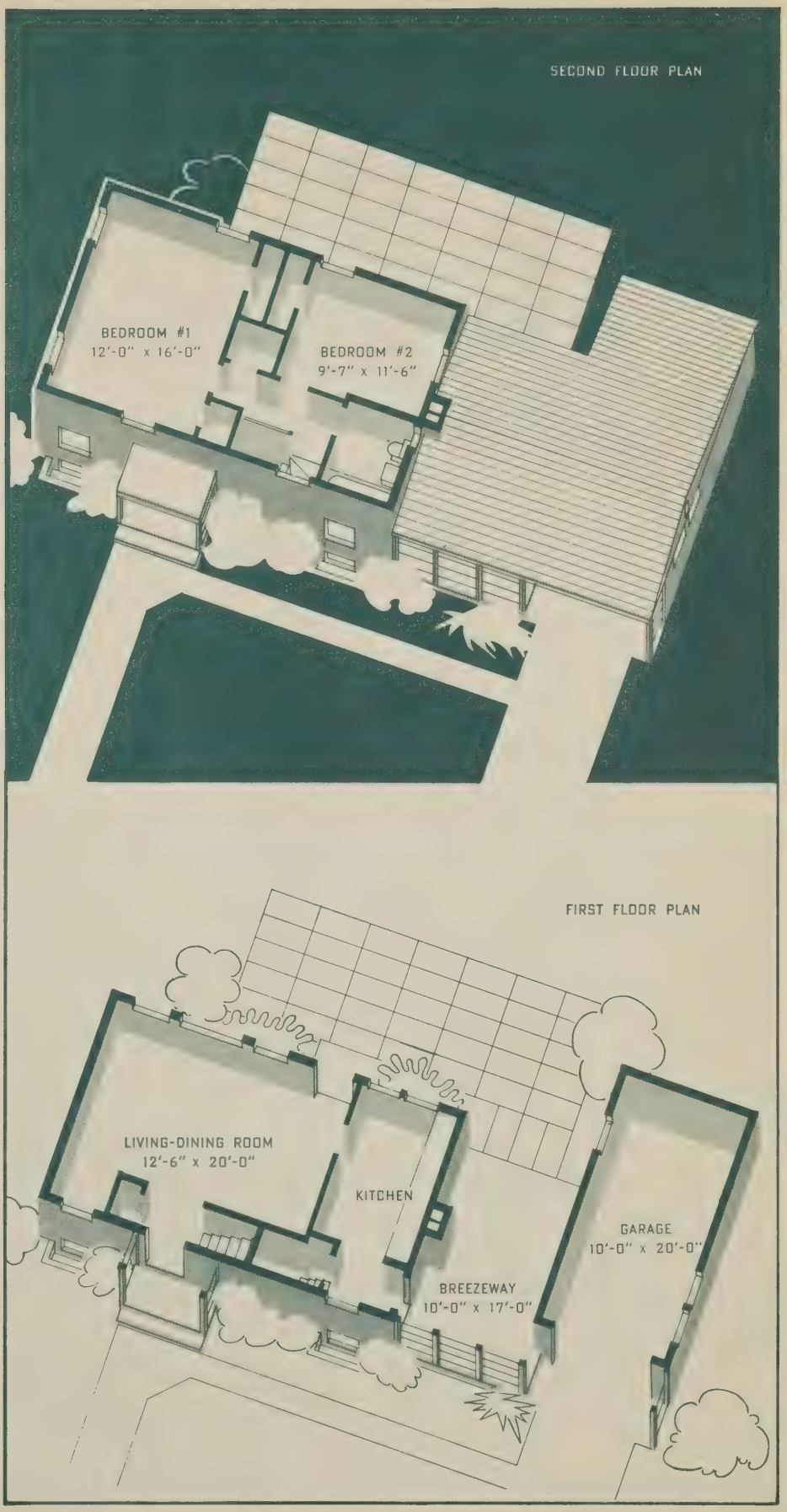


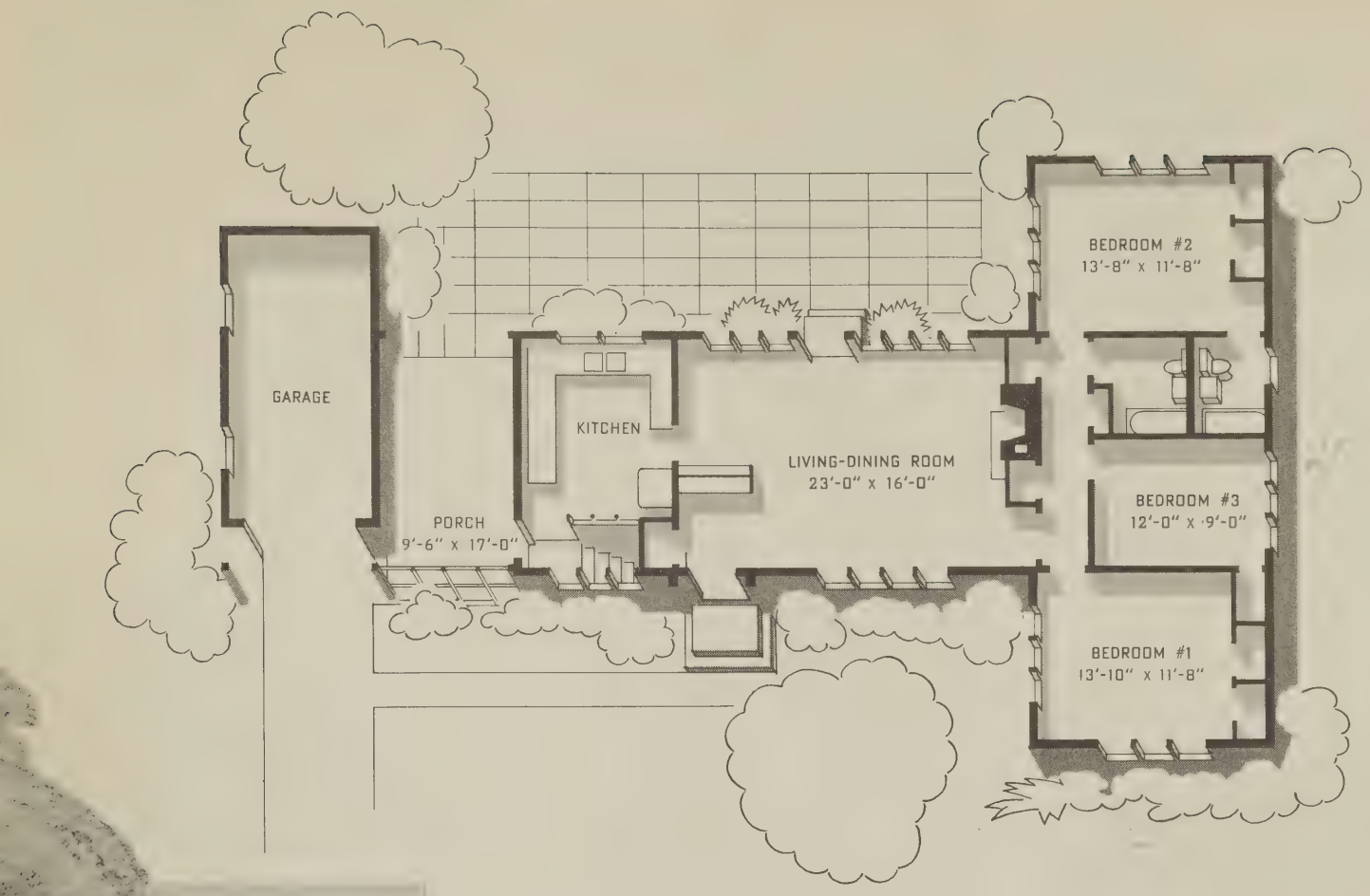
HOME DESIGN

E3

OVERALL DIMENSIONS: **74'-6" x 41'-8"**

FLOOR AREA: **1,372 SQ. FT.**

CUBIC CONTENT: **24,050 CU. FT.**



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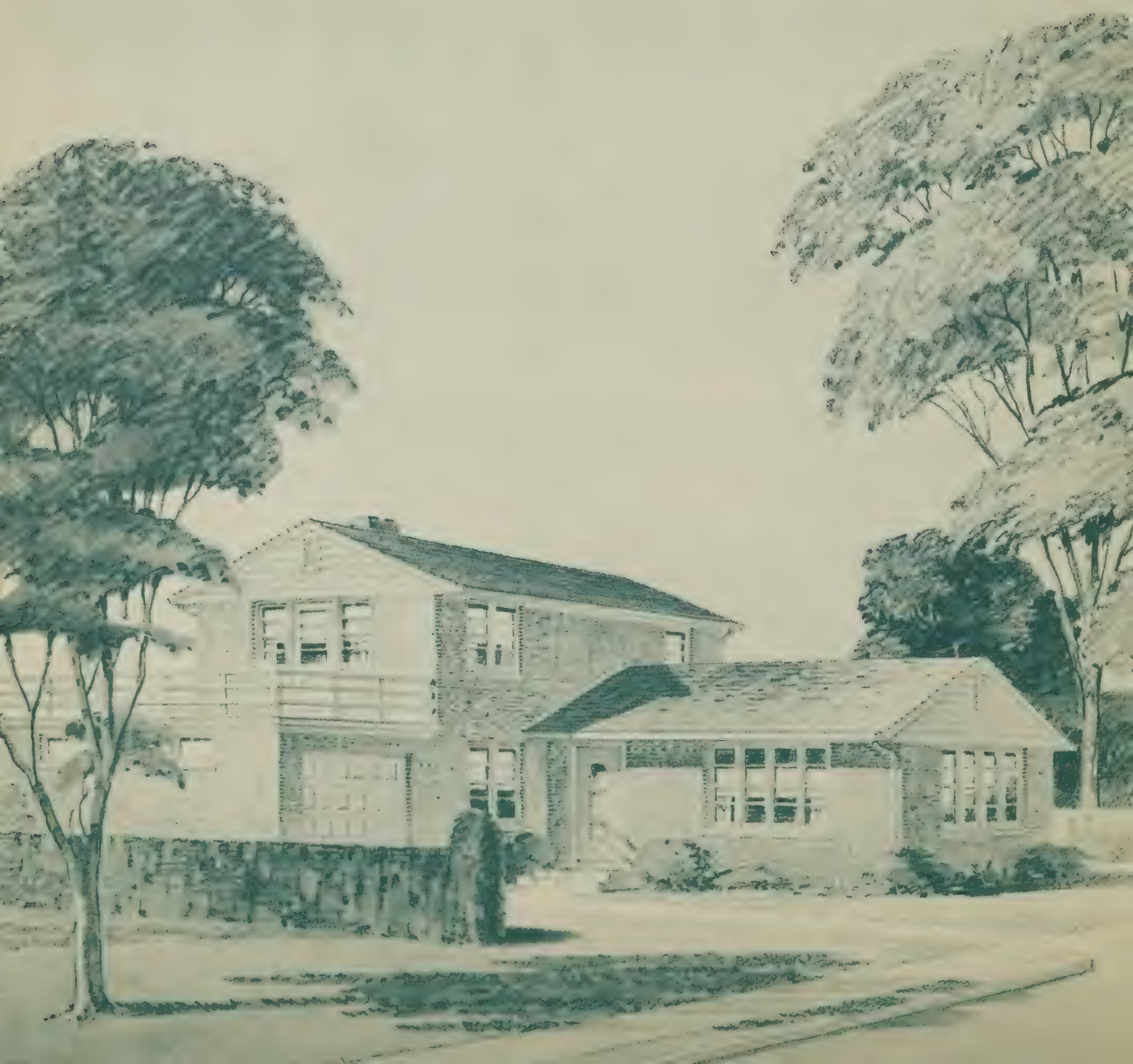
HOME DESIGN

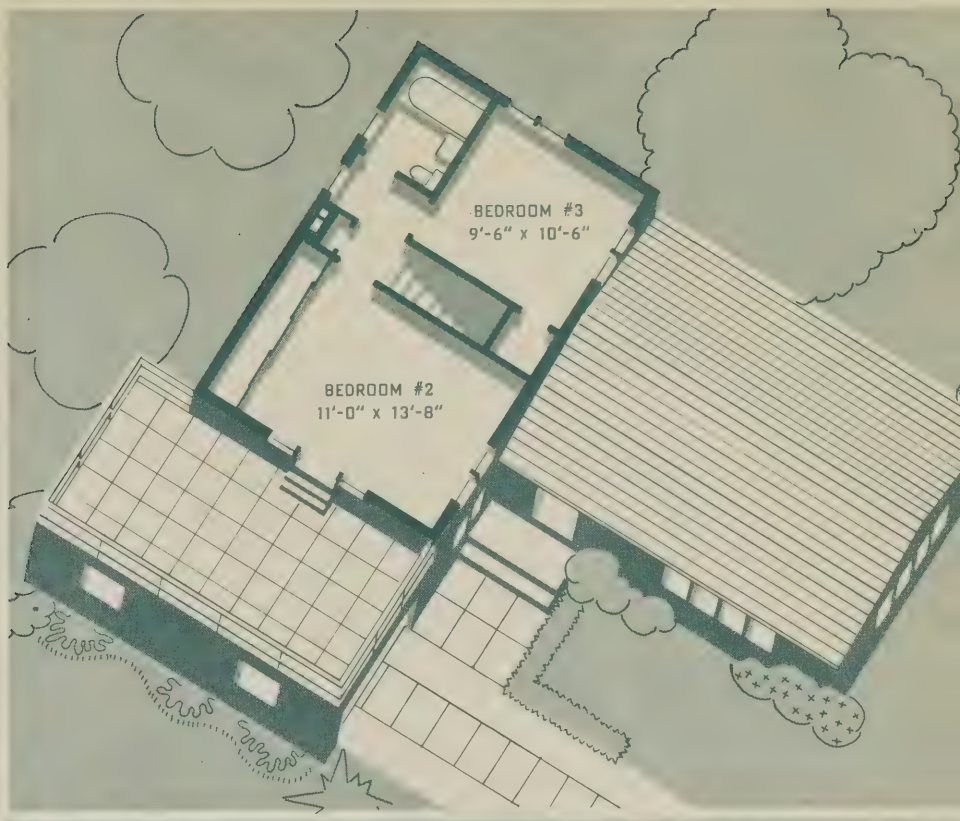
E4

OVERALL DIMENSIONS: **36'-4" x 45'-8"**

FLOOR AREA: **1,332 SQ. FT.**

CUBIC CONTENT: **21,550 CU. FT.**





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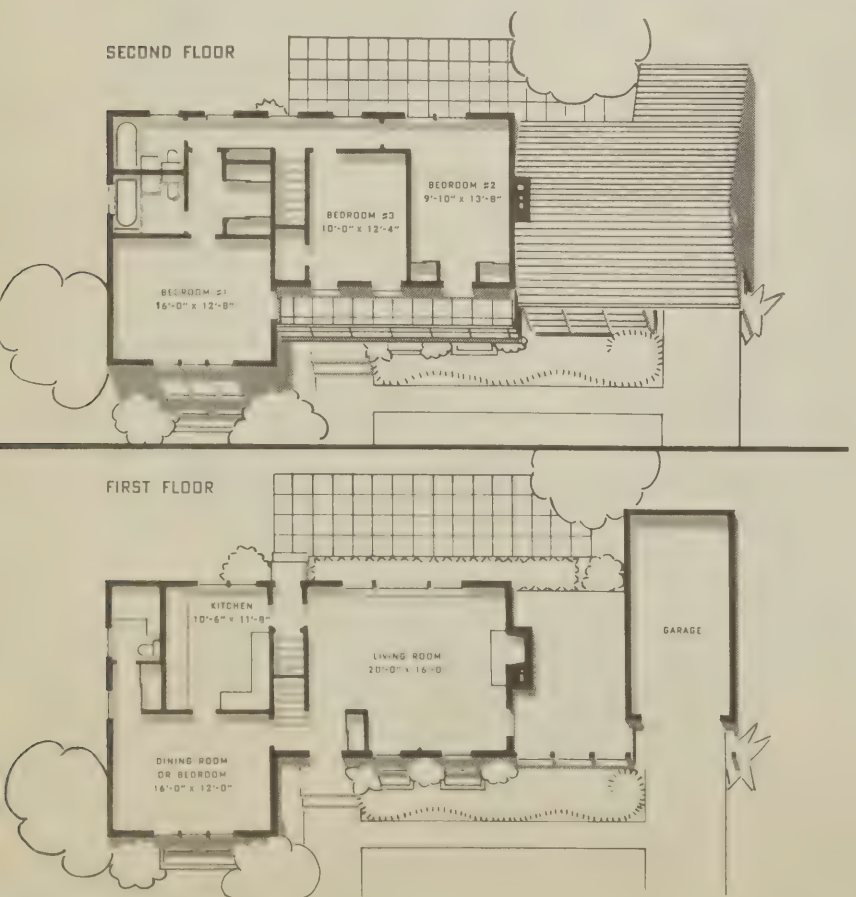
HOME DESIGN

E-5

OVERALL DIMENSIONS: **64'-4" x 32'-6"** | FLOOR AREA: **1,754 SQ. FT.** | CUBIC CONTENT: **26,000 CU. FT.**



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Use the handy order form on page 56.

HOME DESIGN **E6**

OVERALL DIMENSIONS: **61'-0" x 28'-10"**
FLOOR AREA: **1,744 SQ. FT.**
CUBIC CONTENT: **24,500 CU. FT.**

COMPLETE PLANS AND SPECIFICATIONS AVAILABLE

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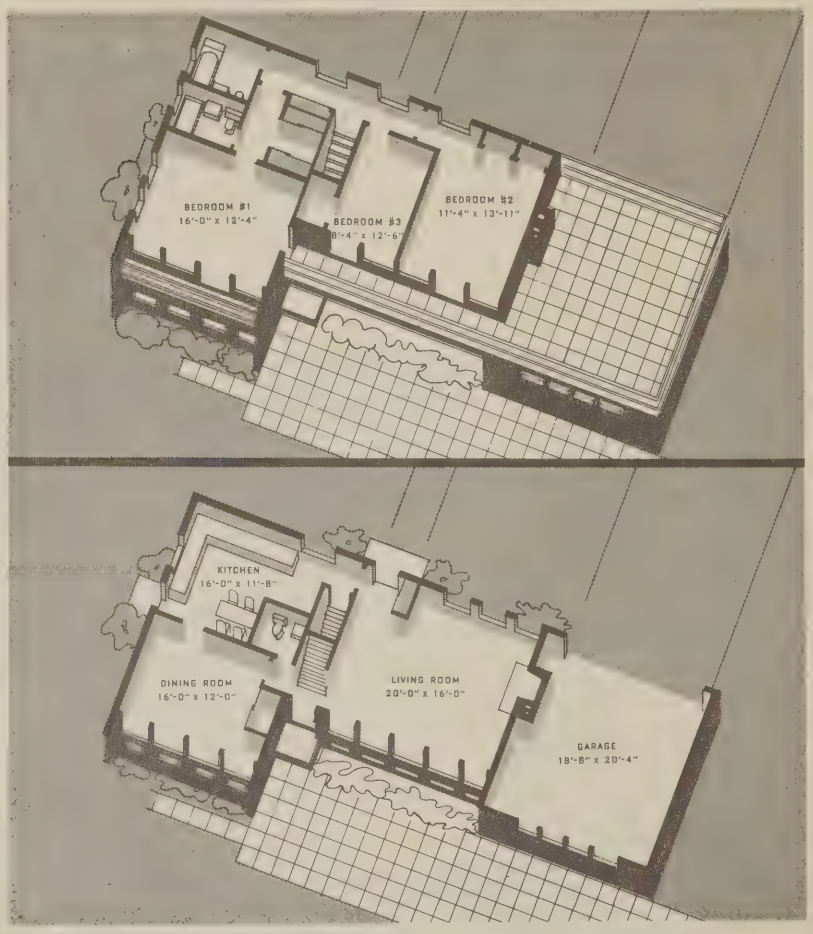

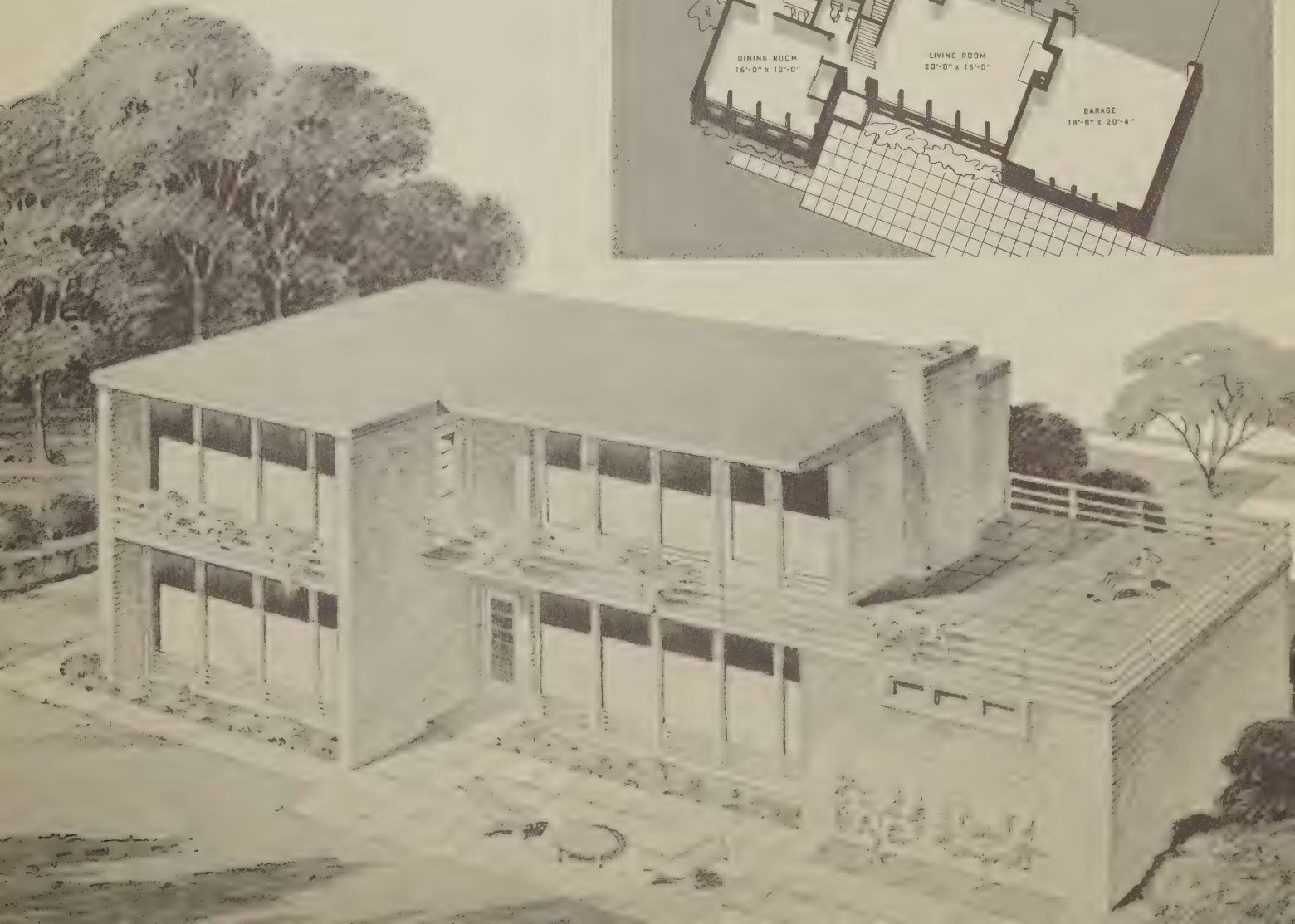

HOME DESIGN

E7

OVERALL DIMENSIONS: **54'-0" x 39'-0"**

FLOOR AREA: **966 SQ. FT.**

CUBIC CONTENT WITH BASEMENT: **21,050 CU. FT.**

CUBIC CONTENT WITHOUT BASEMENT: **13,950 CU. FT.**

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ESTIMATING COSTS

From the basic dimensions given for each of the home designs your contractor can furnish a preliminary cost estimate.
Floor area does not include porches or garage.
Cubic content equals the full volume of the house from the underside of the basement floor to the roof and includes porches at one half and garages at two thirds actual volume.

HOME DESIGN **E8**

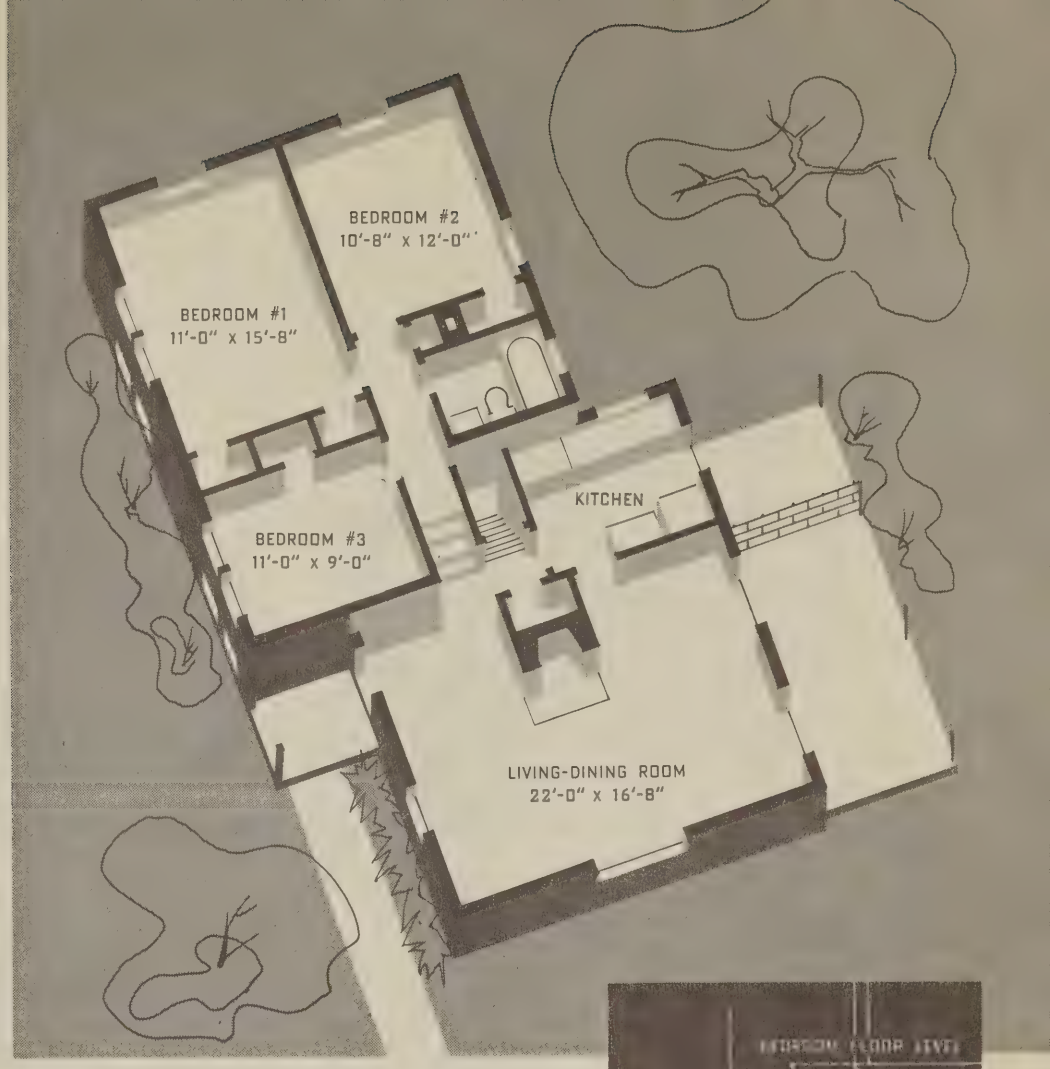
OVERALL DIMENSIONS: **38'-0" x 47'-0"**

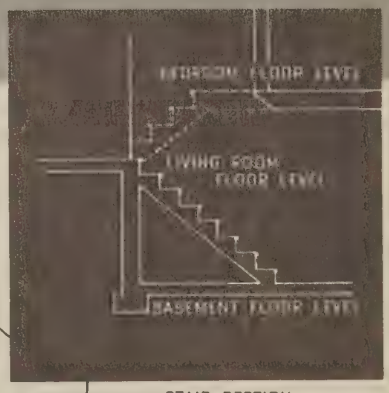
FLOOR AREA: **1,167 SQ. FT.**

CUBIC CONTENT: **19,500 CU. FT.**

ABOUT THIS PLAN

Whether your building site slopes toward the rear or is flat this design offers many much-sought advantages. Additional privacy for the bedrooms, and a living area and terrace opening onto the lawn at ground level, combine with the economy and ever pleasant brightness of a partial basement with windows above ground to produce a truly modern brick engineered home.





STAIR SECTION

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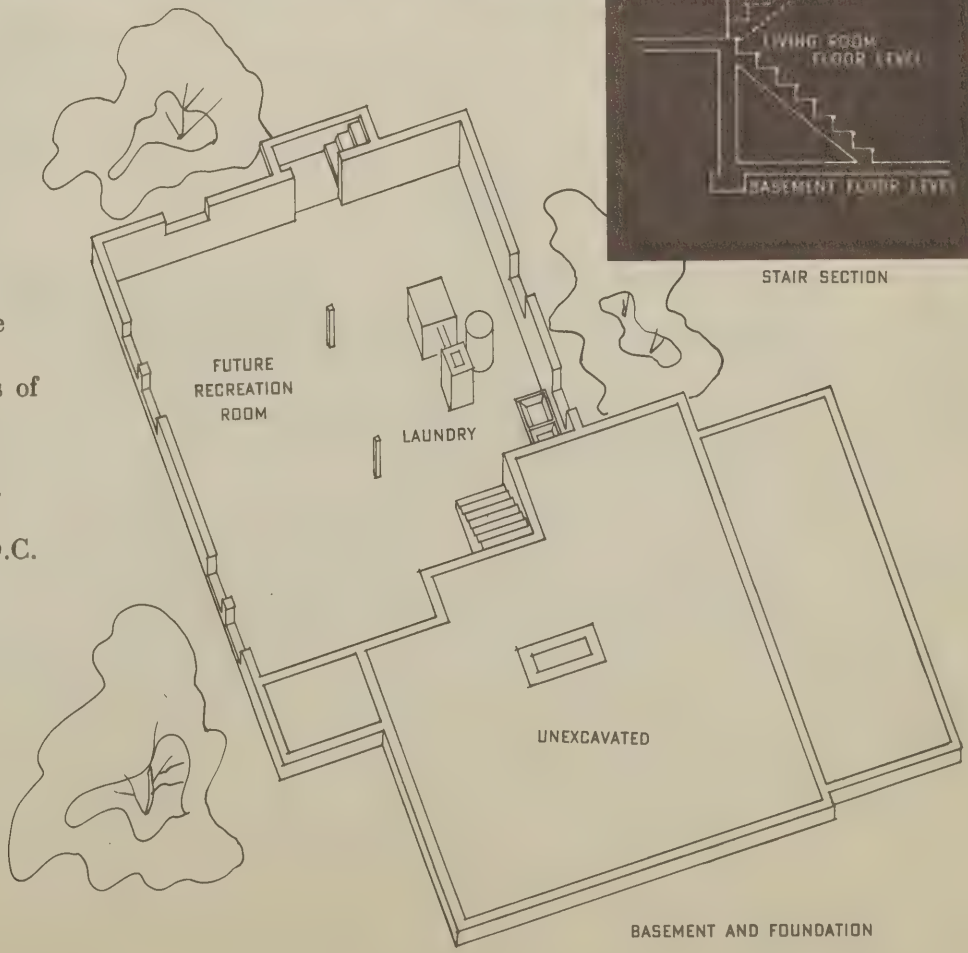
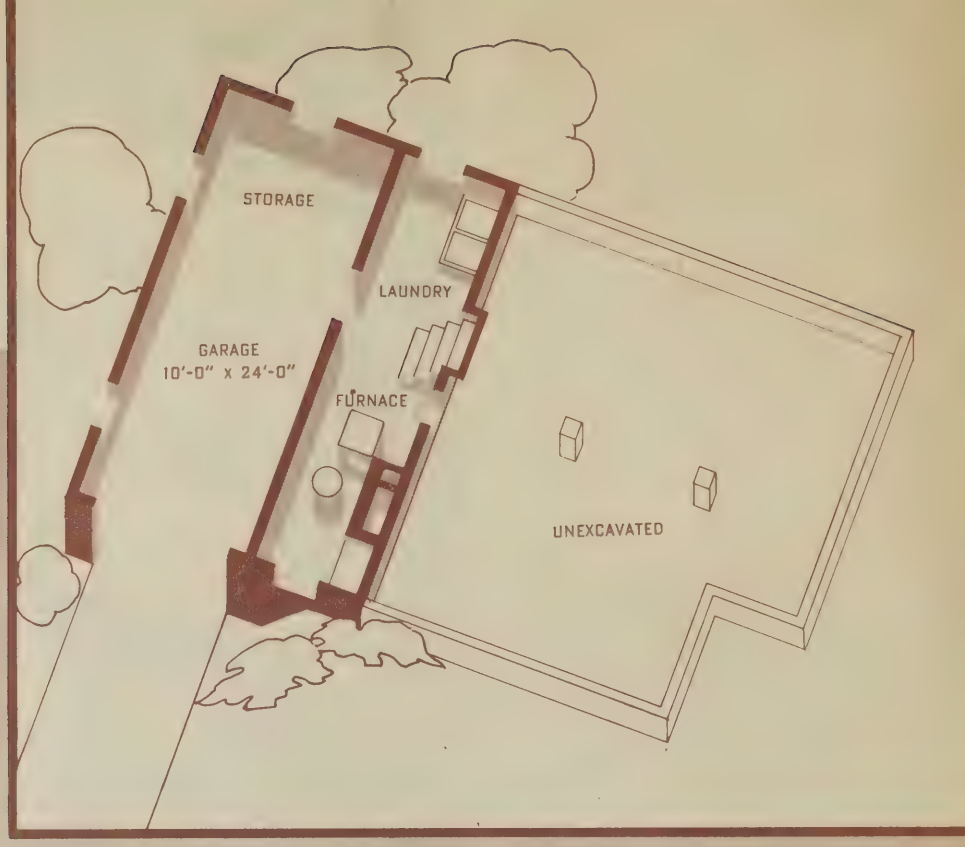
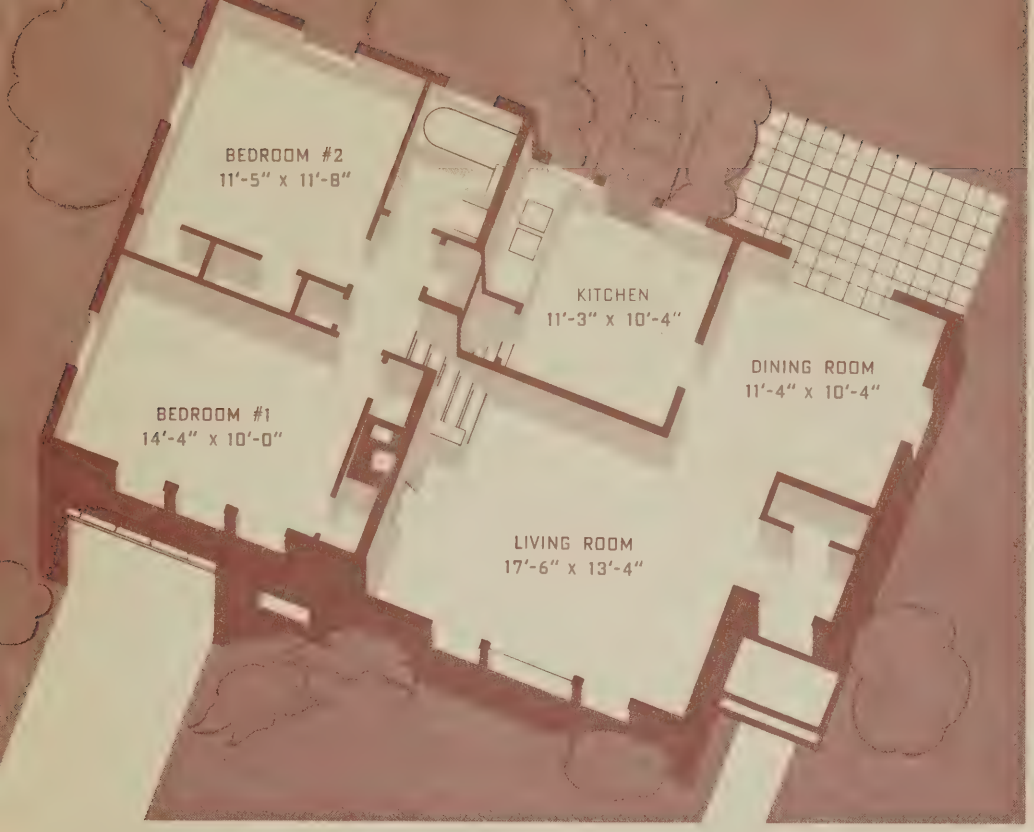


BASEMENT AND FOUNDATION


STORAGE
LAUNDRY
GARAGE
10'-0" x 24'-0"
FURNACE
UNEXCAVATED



OVERALL DIMENSIONS: **41'-8" x 25'-8"**

FLOOR AREA: **1,022 SQ. FT.**

CUBIC CONTENT: **16,650 CU. FT.**

HOME DESIGN **E9**

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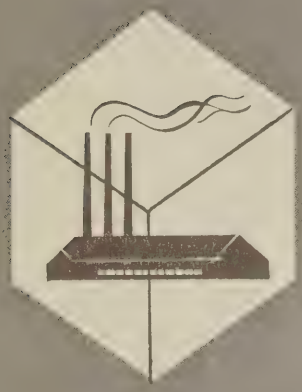
DESIGN

The plans shown in this book are designed on the basis of modular coordination. More simply stated, modular coordination means designing for construction with materials of pre-determined sizes. The sizes of all materials are based on what is known as a module—or a standard measuring guide. The construction industry has agreed that the module shall be a four-inch cube, and for homes designed on this basis, the plans are coordinated so as to fit exactly with the sizes of the materials used in building the house.



MANUFACTURE

Materials and equipment for the construction of homes designed on the theory of modular coordination are standardized, that is, pre-sized on the basis of the module—the adopted four-inch cube. With this efficient system applied to the production of material and equipment, the flow of material into the home building market is greatly increased, and having been produced on a like basis of measurements, the four-inch module, arrives at the home site ready to fit into its allotted place according to the design details.

FOR ECONOMY

engineered

DISTRIBUTION

Modular coordination projects its savings and efficiency into the field of building material distribution. Dealers are in a better position to supply local builders since the system eliminates delays formerly experienced in waiting for deliveries of odd sized materials. Structural units can now be obtained from the dealer's inventory of modular materials—sized in multiples of the four-inch module—and delivered ready for speedy fabrication to the selected homesite.

ON-SITE EFFICIENCY

The real efficiency and resulting economy of modular coordination really becomes evident when actual construction begins. Since both the plan of the home and the materials needed for its construction have been coordinated by using the same four-inch module as the measuring guide, each piece fits into its proper place as planned. This reduction in costly and time consuming cutting and fitting results in speedier and more economical construction.

PERMANENT BEAUTY

Far-sighted and value-conscious home builders wisely insist on brick and tile construction. The everlasting, colorful beauty of clay masonry products is permanently burned in during the manufacturing process, and since they will not fade or become drab, will always retain their original attractiveness. The owner of a brick and tile home enjoys a matchless comfort, secure in the knowledge that neither the passing of time nor the destructive ravages of the elements will ever destroy the beauty value of his home.

ATTRACTIVE

Brick and tile are offered in an unlimited combination of attractive colors and textures. In addition to a wide selection of solid colors ranging from deep cherry reds to warm soft creams and grays, striking multicolored and speckled brick are available to meet the most exacting individual preference. Surface textures vary from smooth to rough matt or scored. Only masonry construction can combine color, texture and mortar patterns to produce the perfect exterior for any architectural style.

brick

FOR EVERLASTING BEAUTY AND COMFORT

FIRESAFE

Time tested and proven masonry construction offers maximum protection against the hazard of fire. Annually fire, the greatest single destroyer of property, costs the American home owner millions of dollars that might have been saved if brick and tile construction had been used. Insurance companies everywhere recognize the fire safe protection of masonry construction. The premium rates on homes built of brick and tile are much lower than the rates on homes built of less durable materials.

DECAY PROOF

Through the years masonry construction assures the home owner maximum protection against decay and corrosion. The use of brick and tile, instead of less durable materials, entirely precludes the cost of replacements due to the destructive action of moisture penetration or exposure to the elements. The solid impenetrable surfaces of burned clay products are immune to the menace of termites, thus eleminating the necessity for expensive protective measures against boring insects.

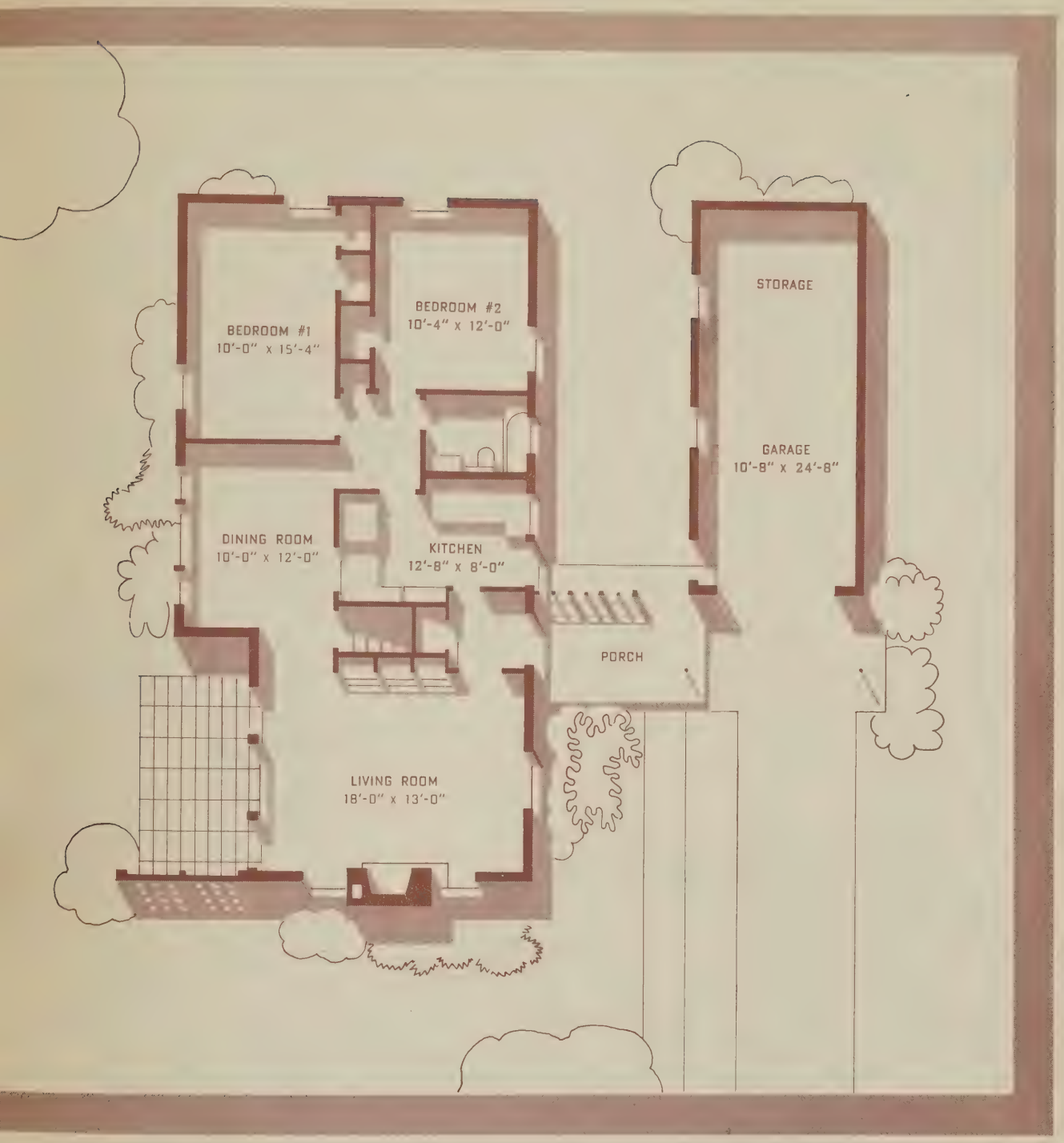
HOME DESIGN

E 10

OVERALL DIMENSIONS: **24'-8" x 45'-4"**

FLOOR AREA: **1,037 SQ. FT.**

CUBIC CONTENT: **22,500 CU. FT.**



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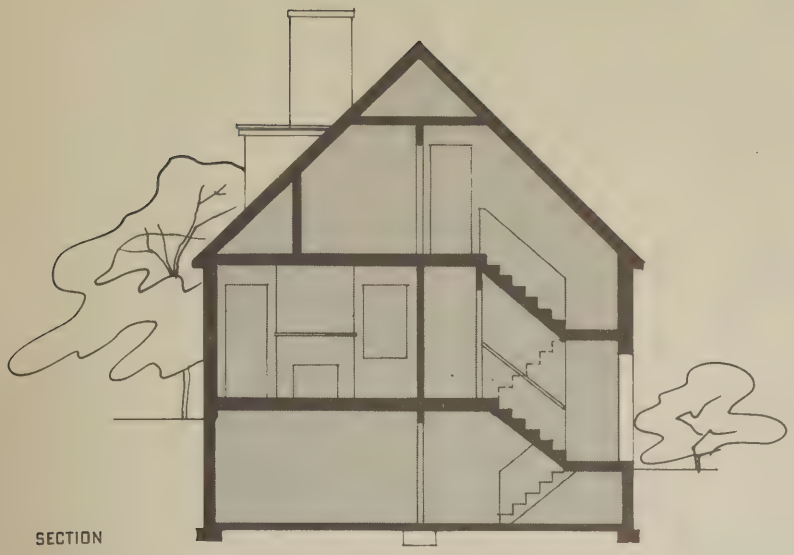
HOME DESIGN

E 11

OVERALL DIMENSIONS: **35'-8" x 25'-8"**

FLOOR AREA: **1,534 SQ. FT.**

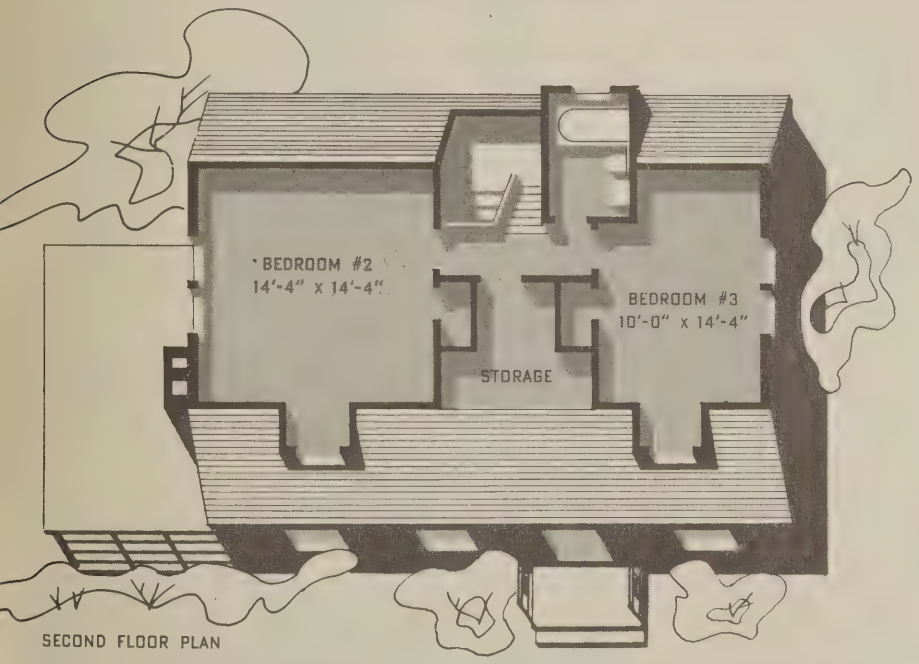
CUBIC CONTENT: **22,700 CU. FT.**



SECTION

ABOUT THIS PLAN

If you plan to build a minimum home now with an eye to future expansion this story-and-a-half design deserves your attention. The home as shown is in its completed form with six rooms and two baths. However, the original construction can be planned for four rooms and bath with the conveniently located dining room used as a bedroom until the second floor level is completed at a later date.



SECOND FLOOR PLAN

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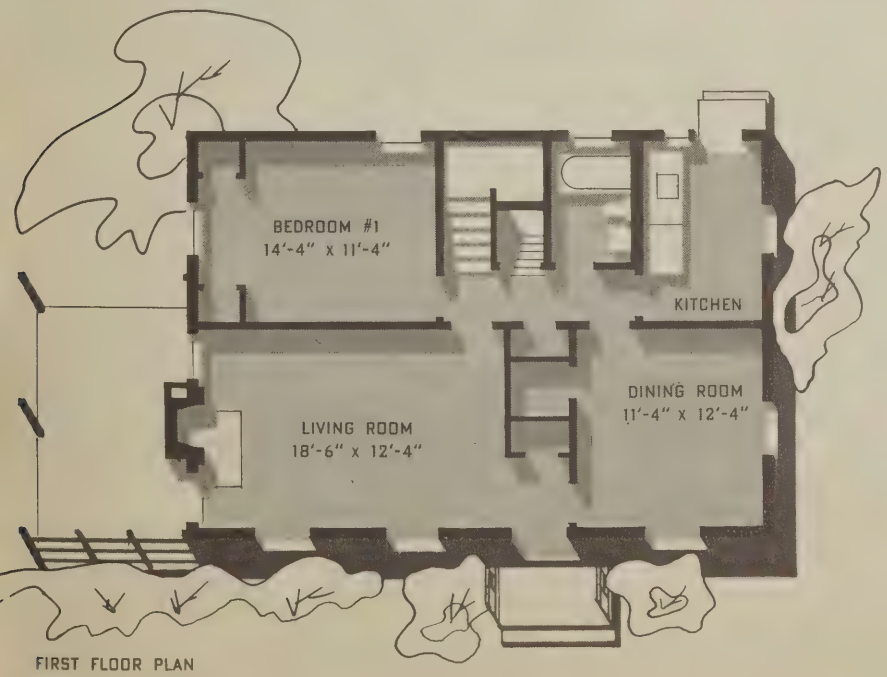

FIRST FLOOR PLAN

ESTIMATING COSTS

From the basic dimensions given for each of the home designs your contractor can furnish a preliminary cost estimate. *Floor area* does not include porches or garage. *Cubic content* equals the full volume of the house from the underside of the basement floor to the roof and includes porches at one half and garages at two thirds actual volume.

HOME DESIGN

E 12

OVERALL DIMENSIONS: 58'-4" x 40'-0"

FLOOR AREA: 1,246 SQ. FT.

CUBIC CONTENT: 20,700 CU. FT.

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HOME DESIGN **E 13**

OVERALL DIMENSIONS: **30'-0" x 45'-4"**

FLOOR AREA: **1,004 SQ. FT.**

CUBIC CONTENT: **13,200 CU. FT.**

ESTIMATING COSTS

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Floor area does not include porches or garage.
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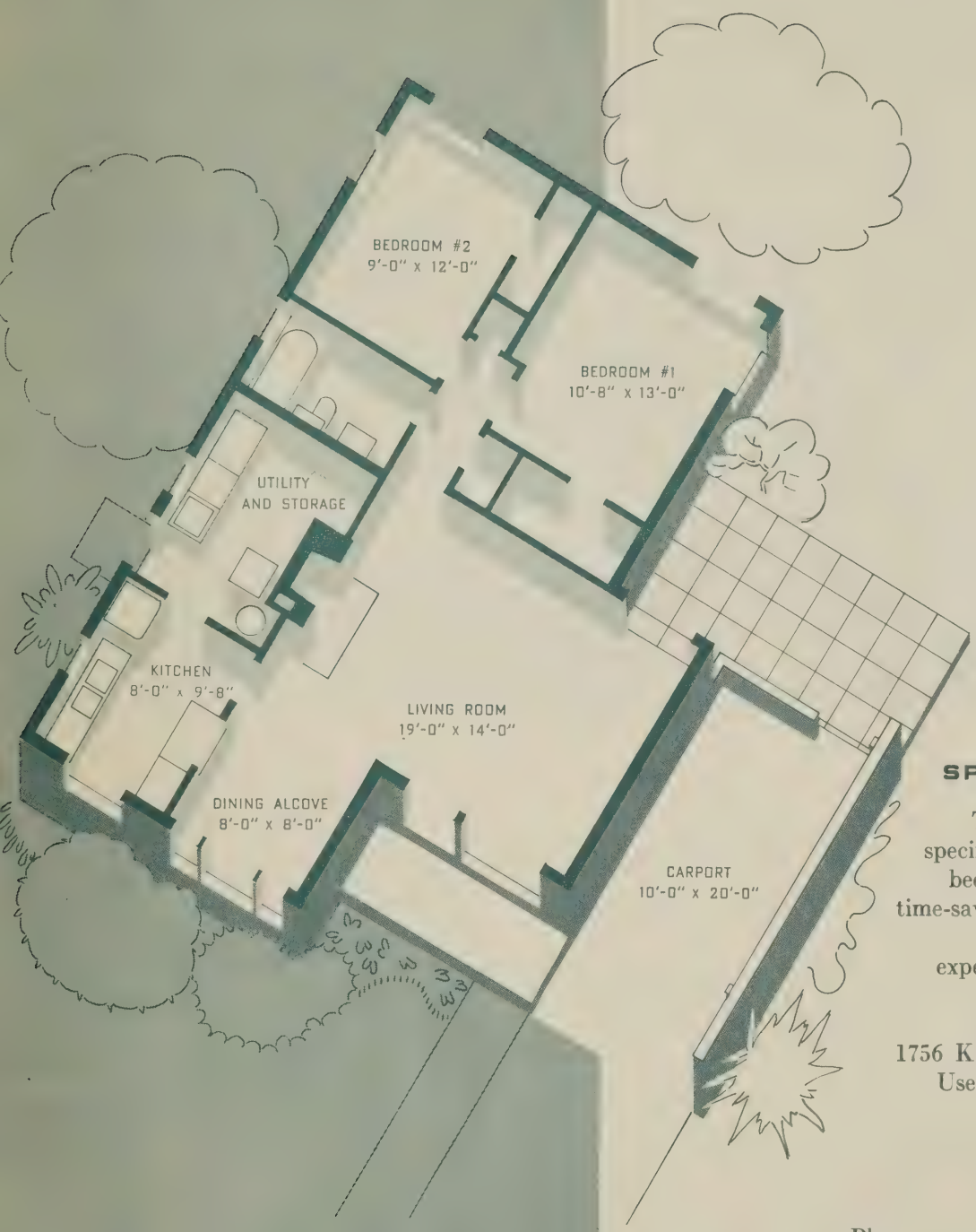
HOME DESIGN **E 14**

OVERALL DIMENSIONS: **40'-8" x 40'-8"**

FLOOR AREA: **1,022 SQ. FT.**

CUBIC CONTENT: **13,600 CU. FT.**



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HOME DESIGN **E 15**

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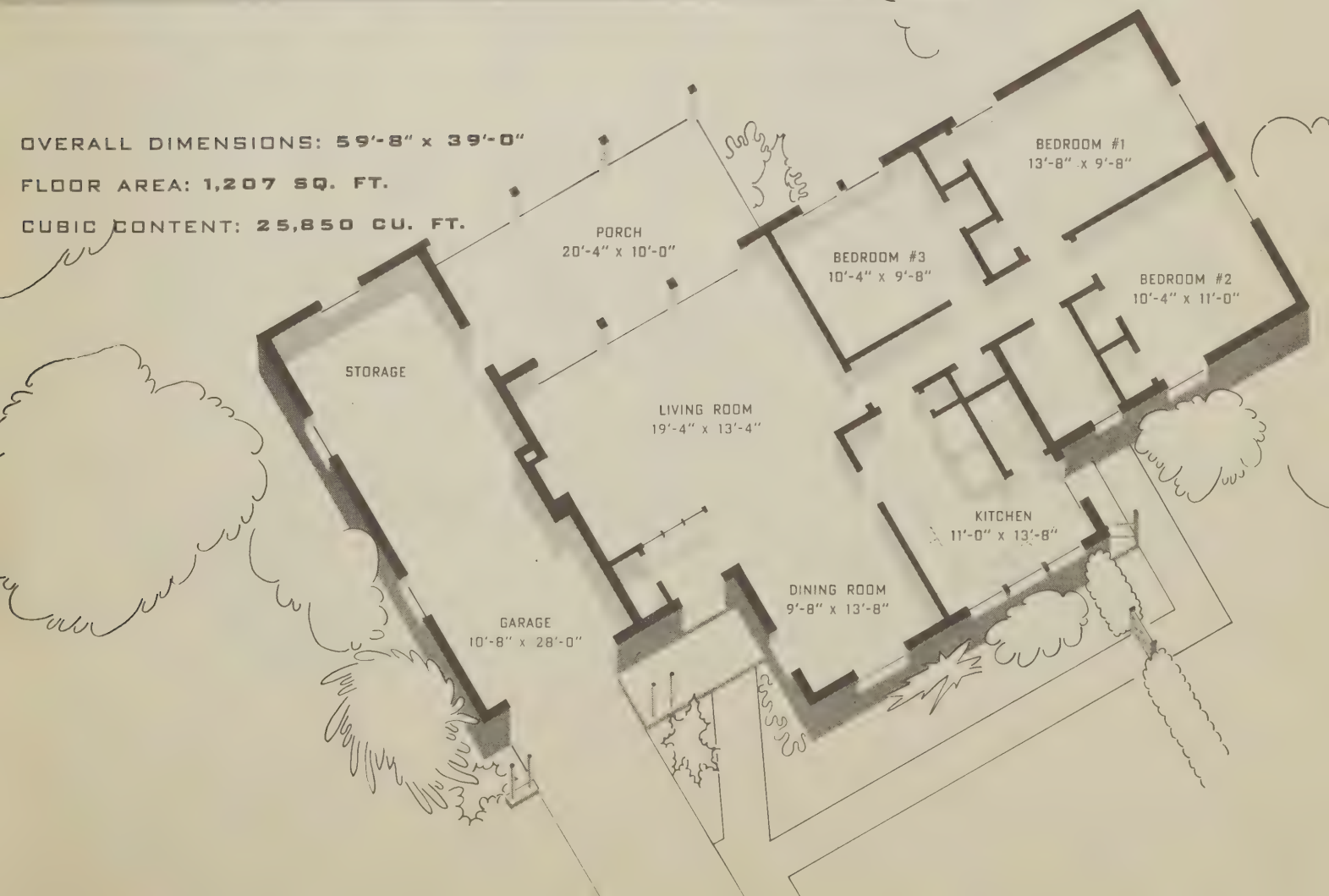
OVERALL DIMENSIONS: **59'-8" x 39'-0"**

FLOOR AREA: **1,207 SQ. FT.**

CUBIC CONTENT: **25,850 CU. FT.**



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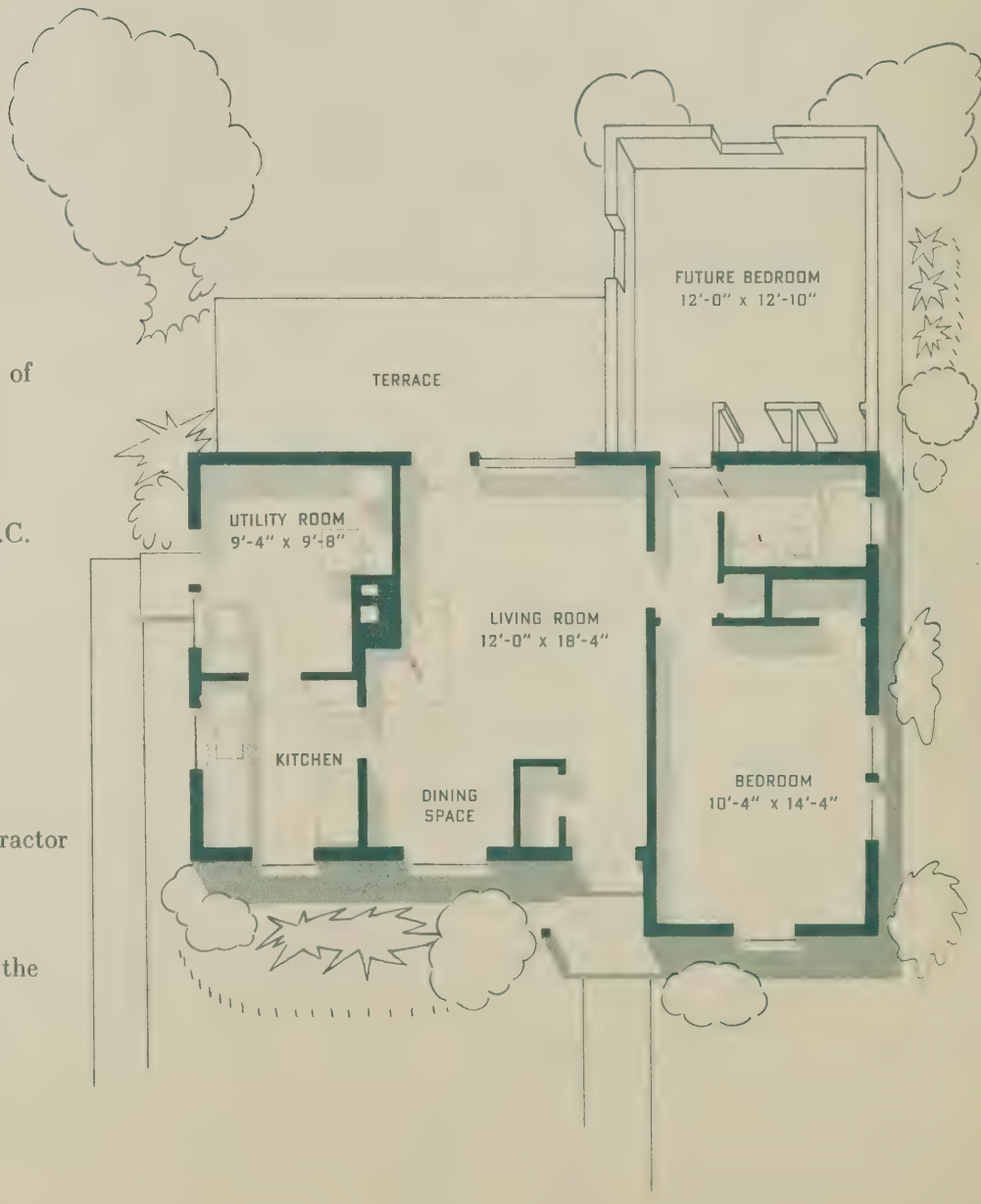


OVERALL DIMENSIONS: 34'-0" x 23'-8"

FLOOR AREA: 724 SQ. FT.

CUBIC CONTENT: 10,100 CU. FT.

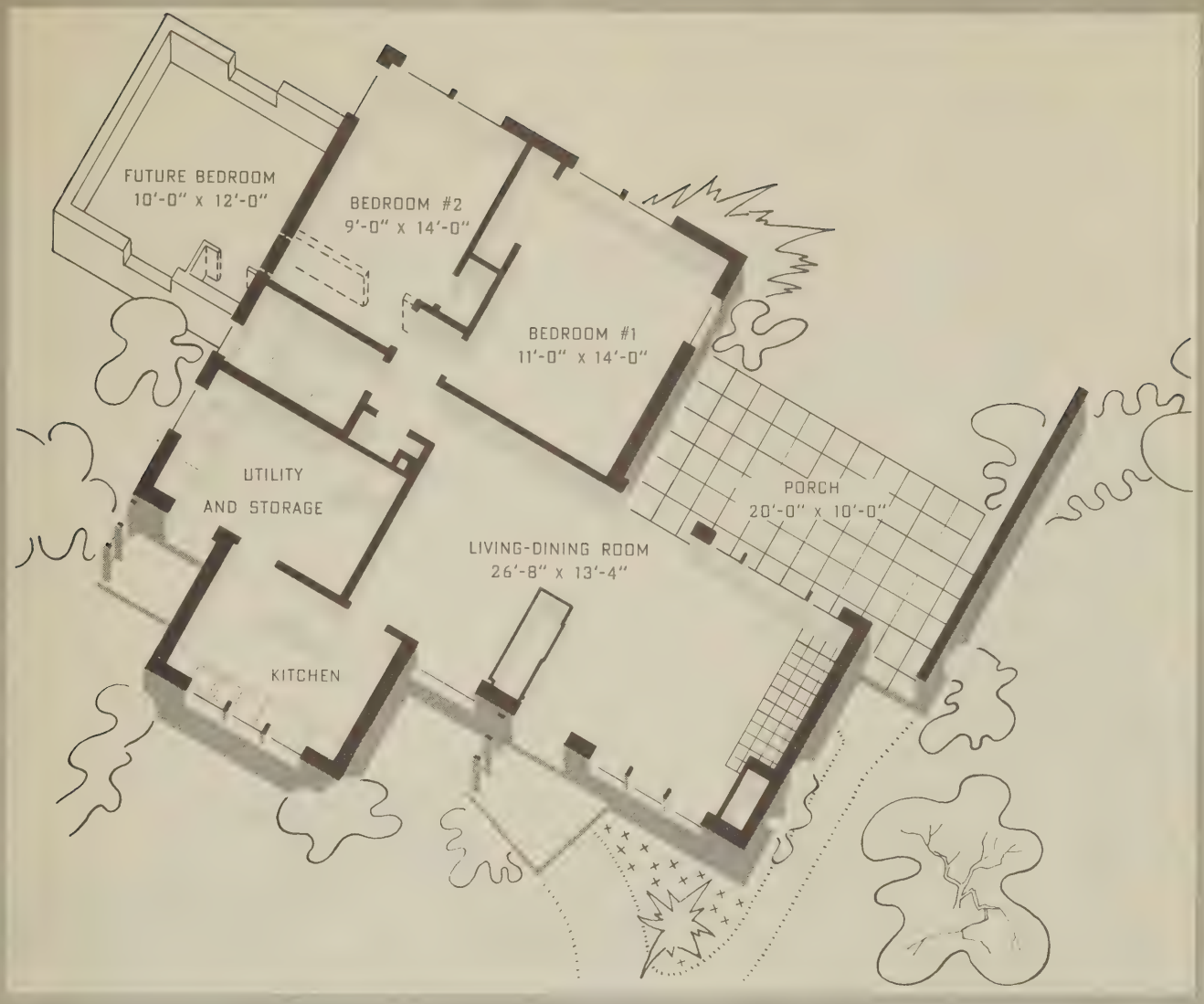
HOME DESIGN

E 17

OVERALL DIMENSIONS: **45'-4" x 38'-0"**

FLOOR AREA: **1,077 SQ. FT.**

CUBIC CONTENT: **13,400 CU. FT.**



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HOME DESIGN

E 18

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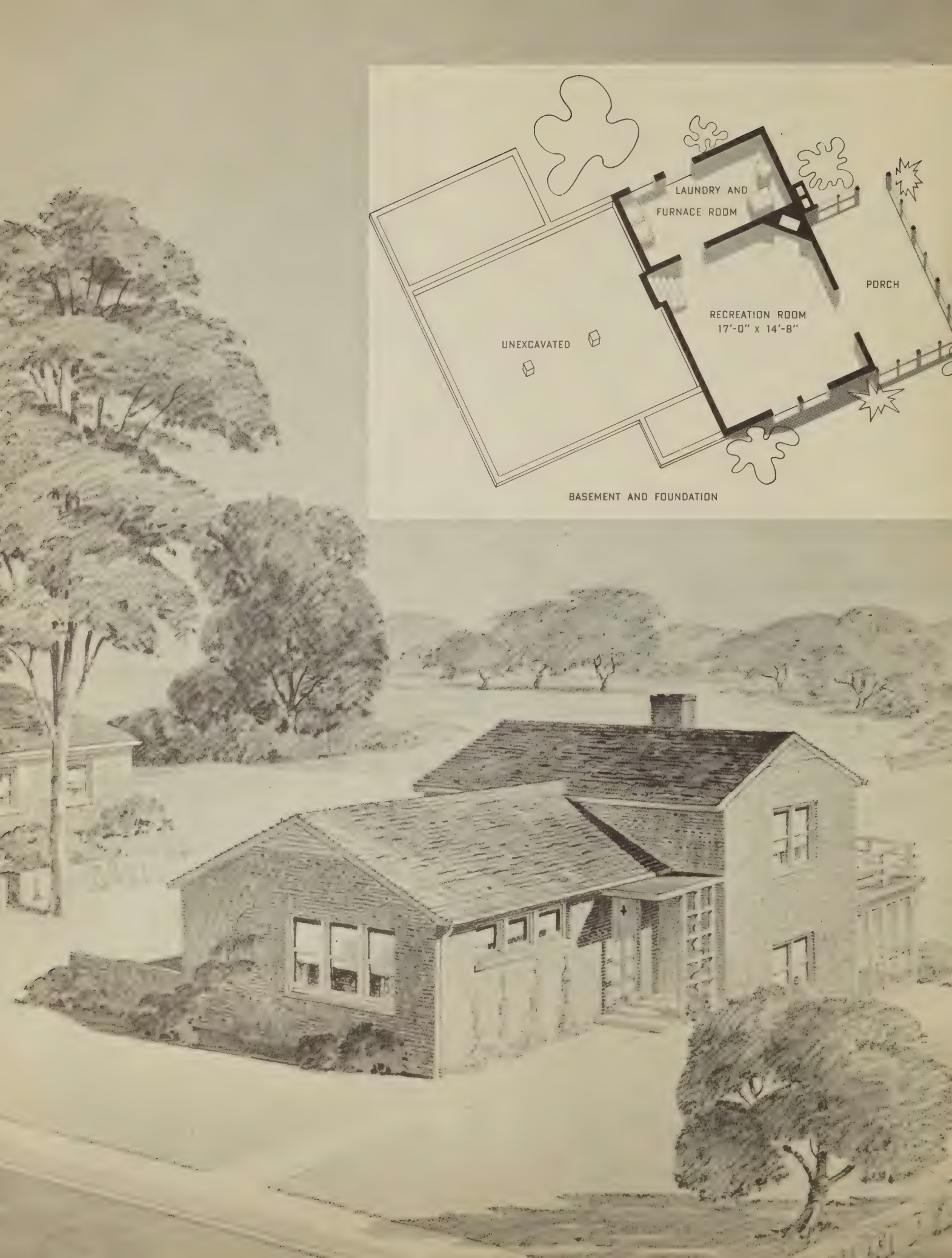
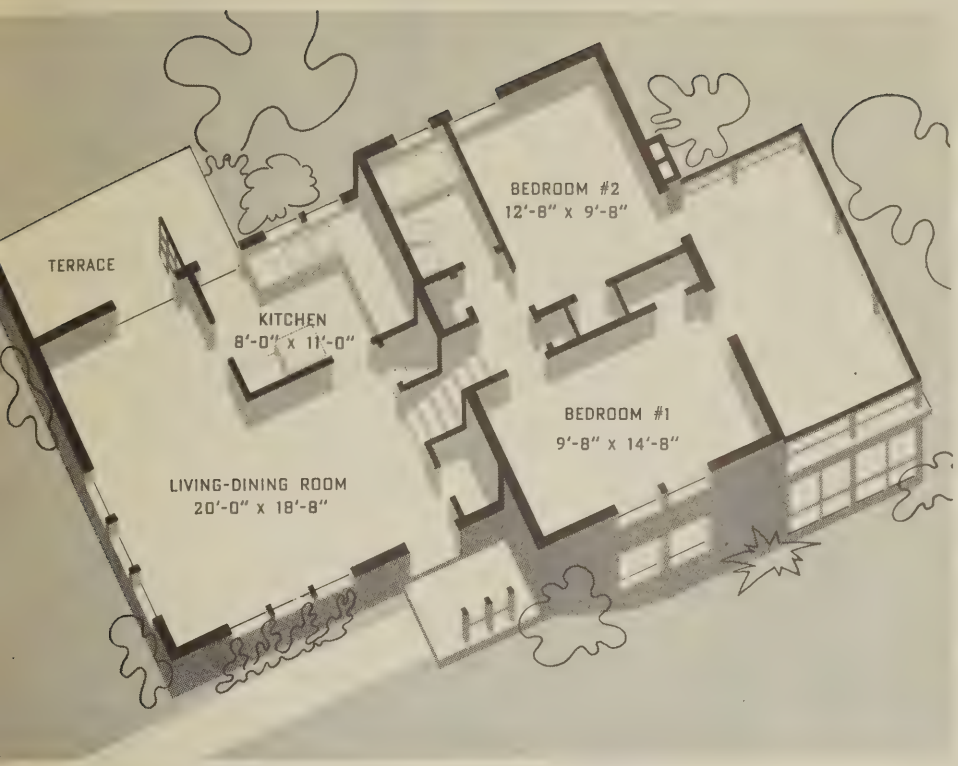
OVERALL DIMENSIONS: **51'-4" x 35'-4"**

FLOOR AREA: **1,126 SQ. FT.**

CUBIC CONTENT: **16,100 CU. FT.**



BASEMENT AND FOUNDATION



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HOME DESIGN **E 19**

OVERALL DIMENSIONS: **26'-8" x 47'-4"**

FLOOR AREA: **1,346 SQ. FT.**

CUBIC CONTENT: **14,200 CU. FT.**

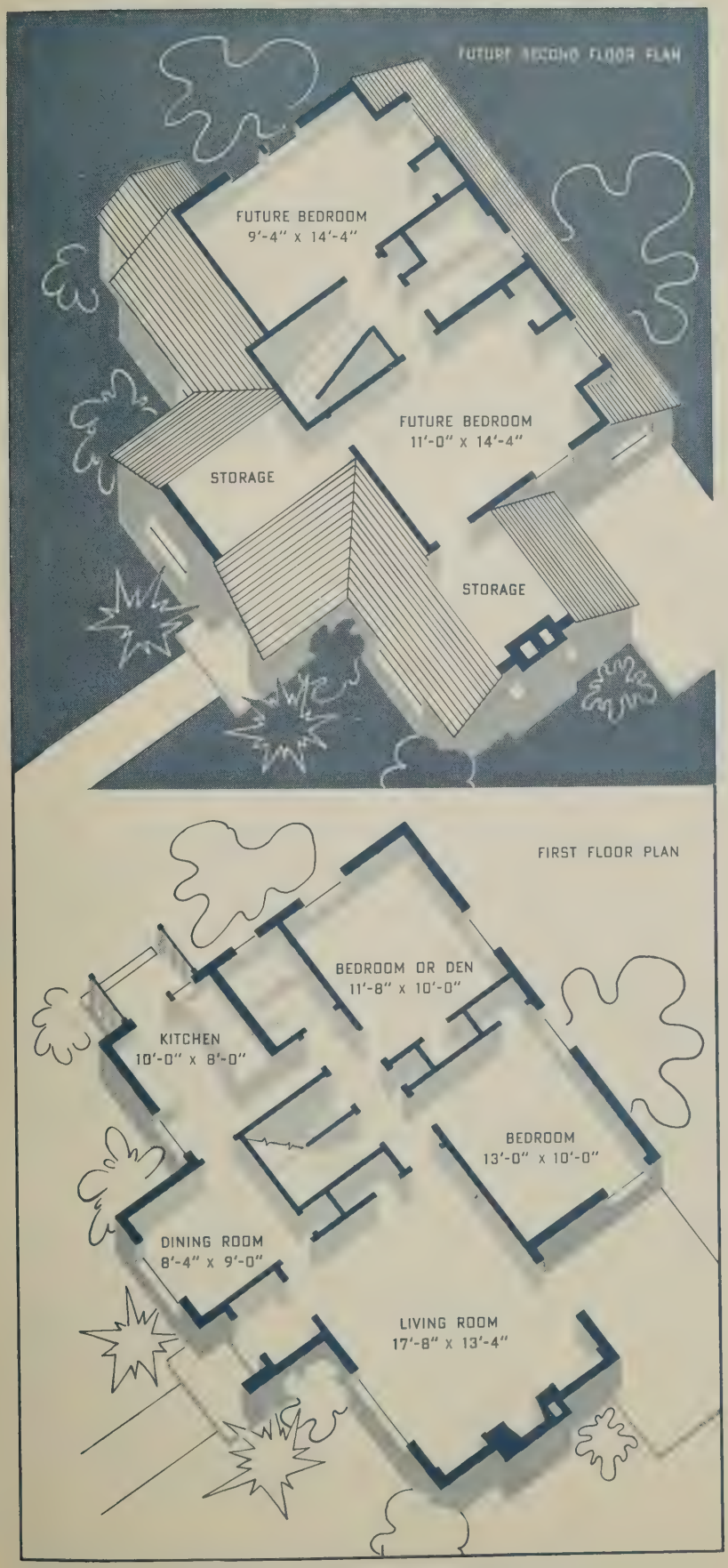
HOME DESIGN

E 20

OVERALL DIMENSIONS: **38'-0" x 31'-8"**

FLOOR AREA: **1,373 SQ. FT.**

CUBIC CONTENT: **21,800 CU. FT.**



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interiors

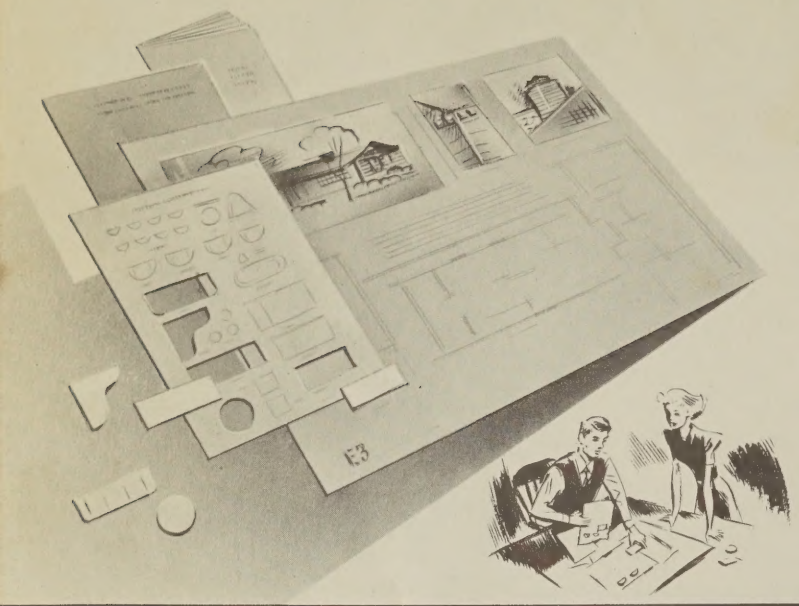
Modern interiors reflect adroit and imaginative use of nature's beauty to produce effective and distinctive decorative patterns. By utilizing the warm, varied colors that brick has to offer, the room planner of today skillfully creates unique and pleasing effects with exposed interior masonry walls. In addition to their interesting decorative qualities, these walls provide much sought economies in home construction costs and the everlasting colors and indestructible surface textures of masonry products reduce interior maintenance costs to a minimum. The modern home interior freely makes use of the beautiful grain patterns of highly polished natural finished lumber as a companion material to exposed masonry. By combining the natural beauty of these two basic materials, inspiring interiors, whether stylized period or severe modern, can be created.

heart of the home

An inviting fireplace offering warmth and comfort has always symbolized domestic security and cordial hospitality. Home designers conforming to an ever increasing demand for efficient space planning, to produce greater livability and comfort, have emphasized the location and use of a fireplace for greater family enjoyment. Today carefully designed fireplaces harmoniously blending with the architectural style of the home serve both as practical heating units and effective interior decoration. A fireplace whether its design be conventional or severely modern is literally the heart of the home.

PLAN YOUR HOME WITH A

home planning kit



Now you can be certain the plan you purchase will meet your family requirements. Each kit contains an enlarged, simplified, easy-to-read floor plan and a furniture cut out sheet, scaled to fit the plan. This enables you to visualize the furniture arrangement and requirements for a completely furnished room. For more accurate cost estimating the kit contains a list of the key materials required containing, among others, such important items as the total amounts of brick, cement, framing lumber and boards required for construction.

◀ • • SIMPLIFIED EASY TO READ FLOOR PLAN

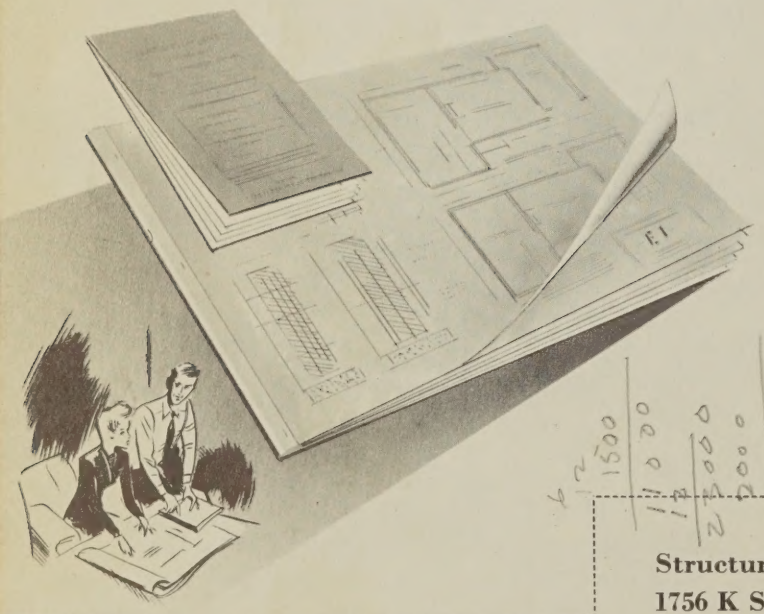
◀ • • CUT OUT SCALE FURNITURE SHEET

◀ • • LIST KEY CONSTRUCTION MATERIALS

COMPLETE PLANNING KIT, POSTAGE PREPAID $1.50

complete building plans

AND MATERIAL SPECIFICATIONS



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